





Echo House, City Way .E14

Asking Price: £650,000 (Offers In Region Of)



### Echo House, 89 City Way, Tower Hamlets, London

L-shaped open plan living room | 2 Double bedrooms 2 Bathrooms | Balcony | Leisure Facilities | 24 hr concierge

### DESCRIPTION

Experience the charm of urban living in this fantastic two-bedroom apartment at Echo House in London City Island, E14. Spanning approximately 845 sq ft, this residence offers a modern and spacious open-plan kitchen/living area that extends to a private balcony offering picturesque views The apartment features two double bedrooms adorned with built-in storage, and the master bedroom boasts the luxury of an en suite bathroom. The property is meticulously finished to a high standard, radiating a contemporary ambiance.

Residents of the Island automatically become members of the City Island Social Club, granting them exclusive access to a suite of impeccably designed private amenities. From a welcoming club house to a dedicated concierge, fully-equipped gymnasium, indulgent spa, a screening room for entertainment, and tranquil pools and gardens—the lifestyle here is nothing short of extraordinary.

The development also benefits from a tennis court and football pitch

Convenience is key, with the Canning Town Station and its DLR, Jubilee Line, and local bus routes all conveniently within reach.

Embrace the epitome of modern living with this sophisticated and well-connected residence in the heart of London.





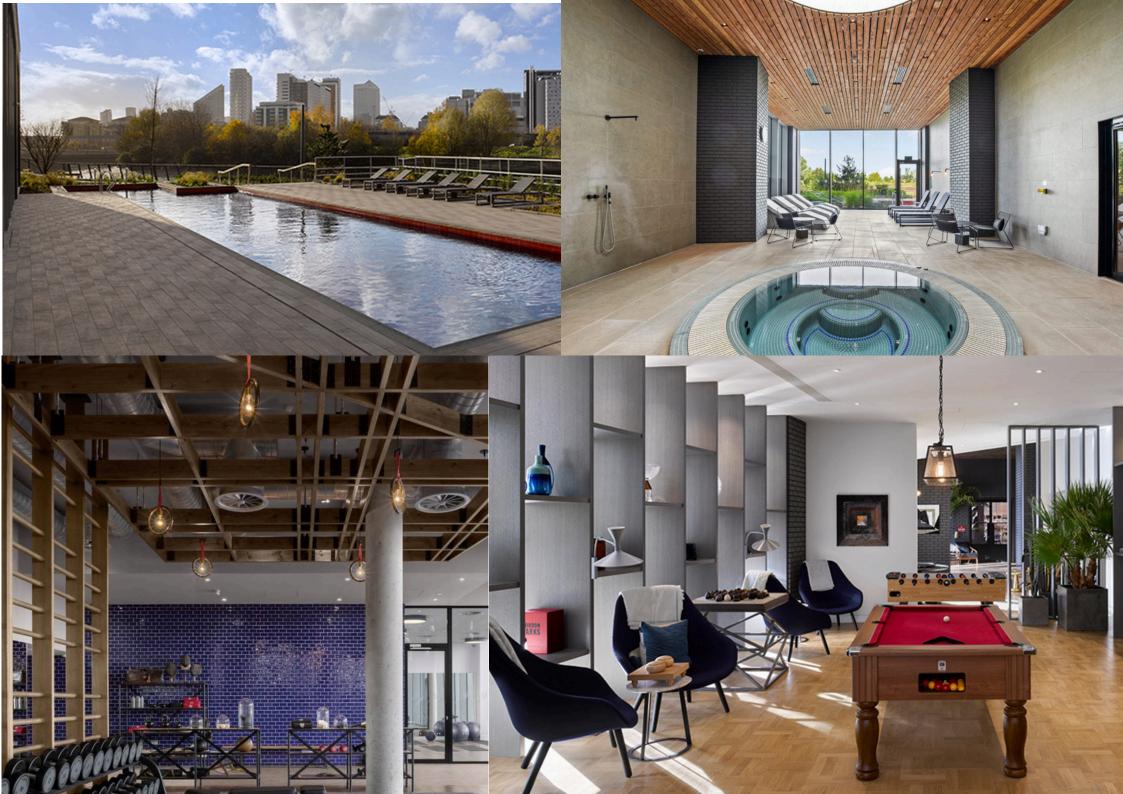




Lease Length: 125 years from October 2019 Service Charge: £ 5900 (est for 2024/2025)

**EPC Rating: B** 





845 sq.ft. (78.5 sq.m.) approx.

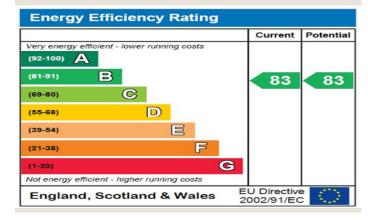


TOTAL FLOOR AREA: 845 sq.ft. (78.5 sq.m.) approx.

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## **Energy Performance Certificate**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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07974 577602



101-135 Kings Road, Brentwood, Essex, CM14 4DR



esr@edwardhurn.co.uk

