

Echo House, City Way .E14

24 Hour Security and Concierge | Dual Aspect River views | Balcony | Master Bedroom with en suite bathroom | Two gyms and spa facilities Outdoor and indoor heated pools | Zone 2 interchange station within 5 minute walk. DLR, Jubilee Line, and local bus routes. | Private cinema, communal work space and lounge, parcel collection point | Award winning development " best new place to live " | Extensive local shopping including Sainsbury's, bakery, coffee shops and bars | Children's play areas

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



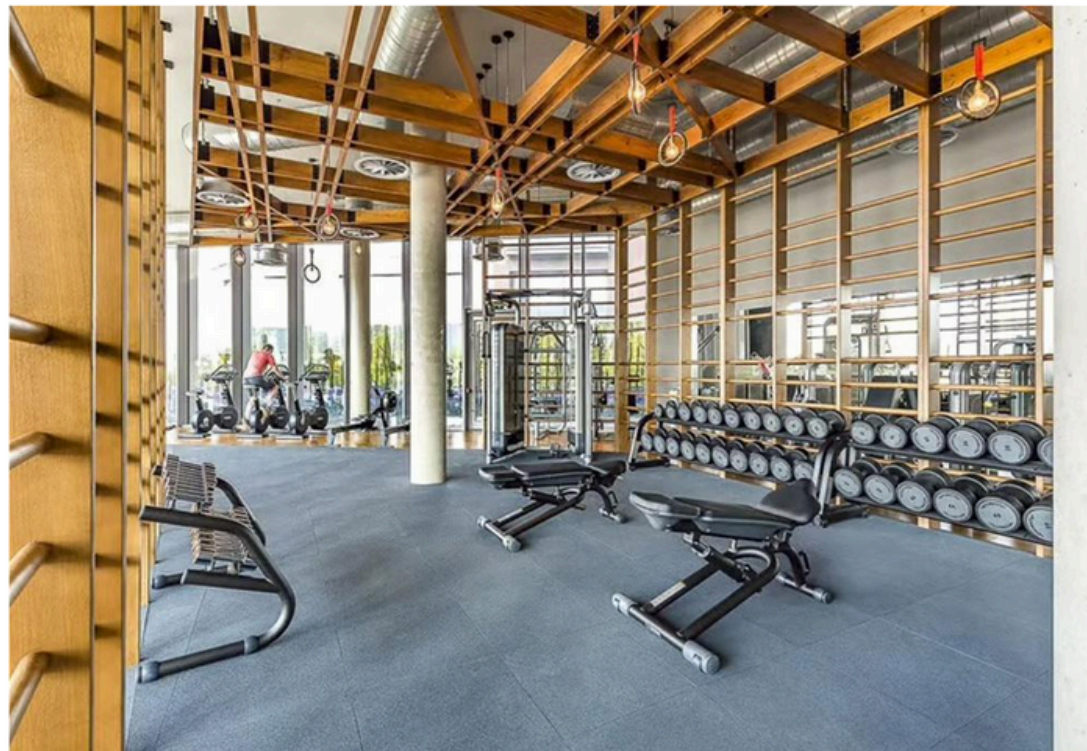
EDWARD HURN
RESIDENTIAL

Echo House, City Way .E14

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. City Island Social Club (Residents of the Island automatically become members) gives access to a suite of impeccably designed private amenities. From a welcoming club house, workspaces, dedicated concierge, indulgent spa, Private Cinema, indoor and outdoor swimming pools and 2 gyms—the lifestyle here is nothing short of extraordinary. The development also benefits from a tennis court and football pitch. Convenience is key with Canning Town Station (Zone 2) 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.





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



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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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OPENING HOURS

None