







## PROPERTY DESCRIPTION

				
Living rooms	Bedrooms	Bathrooms	Car Park	Area
1	1	1	No	547 sq ft

A spectacular one bedroom apartment in the sought after London City Island development.

The property comprises open plan living area with fully integrated kitchen, a spacious double bedroom with large fitted wardrobes, and a modern bathroom.

Residents of London City Island benefit from 24-hour concierge, outdoor heated swimming pool and wellness facilities as well as beautifully landscaped communal gardens. The development is home to the English National Ballet and has several cafes and art galleries onsite.

London City Island is moments away from Canning Town Underground and DLR stations providing easy transport links to London City Airport and Central London.

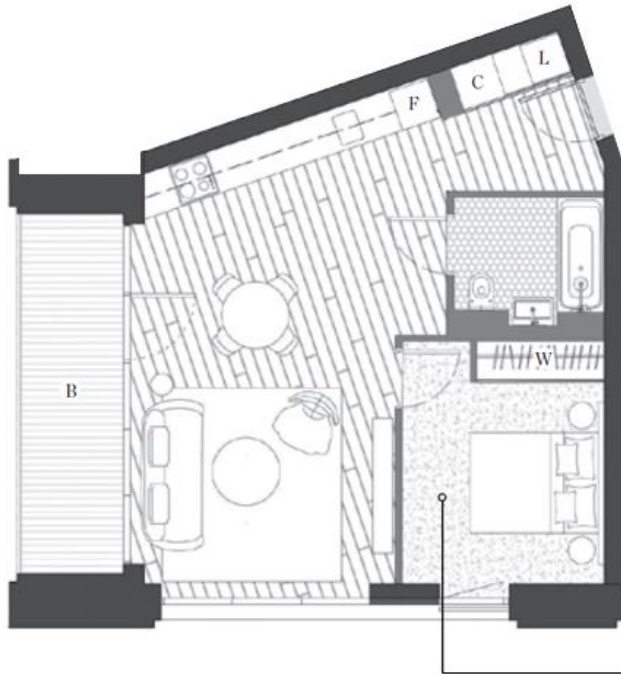


## TRANSPORT LINKS & JOURNEY TIMES

Canning Town Underground/DLR  0.1 mile

## TERMS

Local Authority: Tower Hamlets  
Tenure: Leasehold (999 years from new)



## 1 BEDROOM

**Internal area:**  
50.8 sqm / 547 sqft  
**Balcony area:**  
8.2 sqm / 88 sqft  
**Living area:**  
3935 mm x 6910 mm  
**Bedroom I:**  
3000 mm x 3000 mm



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100)	<b>A</b>	92	92
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

