



Let **UK** Home

1 Bedrooms

Flat - Studio

Located in London

£2,350 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



96 Lookout Lane London

E14 0TH



Let UK Home are excited to offer this spectacular studio apartment in the heart of Bridgewater House part of the London City Island.

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room leading to a private balcony, one bright bedroom and one modern bathroom.

The apartment is well-equipped with concierge service, gym, SPA & hydrotherapy, swimming pool, etc.

From the apartment, it is only a short walk to Canning Town Station, which has a DLR light rail station and a gray line subway station. One subway stop will take you to the O2 Arena, and two subway stops will take you to Westfield, the largest retail shopping center in Europe.

Canning Town Station is only separated from the apartment by a river. From Canning Town Station, within half an hour, you can easily reach many famous universities in London: UCL School of Management, Greenwich University, Queen Mary University of London, and UCL at Here East.

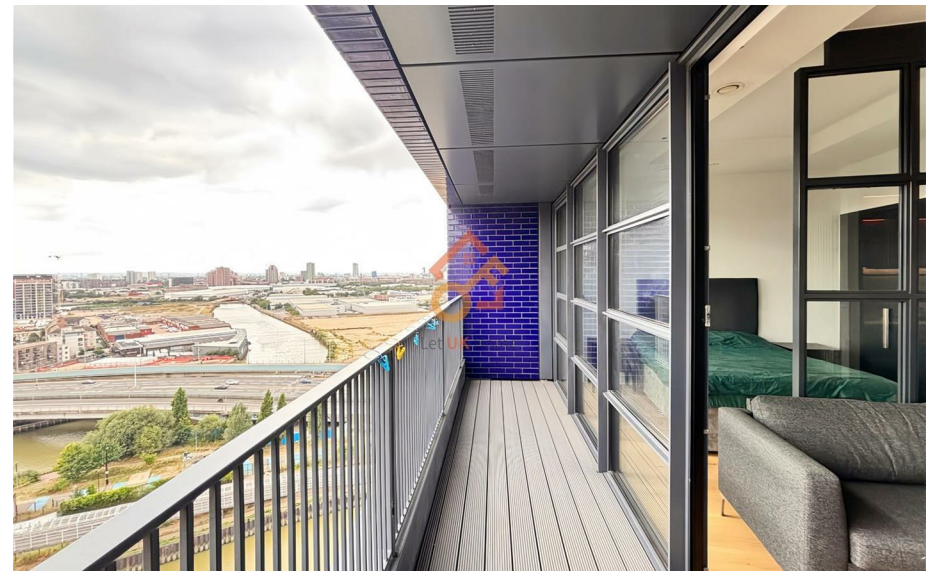
96 Lookout Lane London

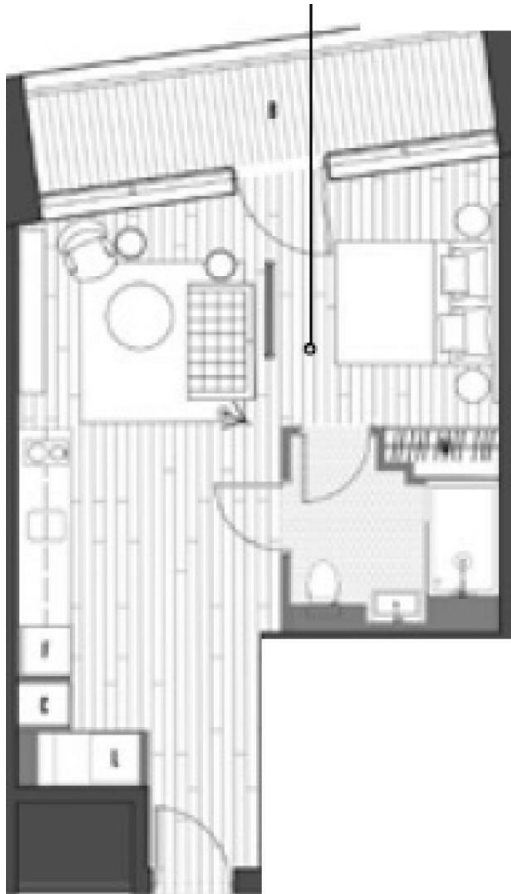
£2,350 Per Month

- 14th Floor
- 24h Security
- Swimming Pool
- EPC Rating: C



- Concierge Service
- The Spa
- The Gym





1 BEDROOM SUITE

Internal area:

38.7 sqm / 417 sqft

Balcony area:

6.4 sqm / 69 sqft

Living area:

3225 mm x 2635 mm

Bedroom 1:

2750 mm x 3215 mm



Let **UK** Home

3F 2 Eastbourne Terrace

Paddington

London

W2 6LG

01795 358 886

info@letukhome.co.uk

Council Tax Band: C

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

<https://www.letukhome.co.uk/>