



Let **UK** Home

1 Bedrooms

Flat

Located in London

**£2,400 Per Month**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

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

01795 358 886



# City Island Way London

E14 0TW



Let UK Home are excited to offer this spectacular 1 bedroom apartment in the heart of Defoe House part of the London City Island development located in Leamouth Peninsula.

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

Every resident becomes a member of the exclusive City Island Arts Club. Membership provides access to a range of luxury amenities, including a thoughtfully curated clubhouse with concierge, high spec leisure facilities with a pool and spa as well as the authentic-Italian grocer's shop.

Bridging the business might of neighbouring Canary Wharf and the cultural energy of east London, London City Island is one important waterside projects London has seen in recent years – an award-winning place that has received accolades from multiple prestigious awards bodies.

The Island is also home to myriad creative talent, giving performers and artists a platform on which to share their work. Highlights include English National Ballet – its new headquarters at London City Island aptly named the Mulryan Centre for Dance, in recognition of the support given to date by Sean Mulryan, Chairman and Group Chief Executive of Ballymore, and his wife Bernardine. There is a range of cafes, shops, restaurants and cultural facilities, and a new footbridge bringing Jubilee and DLR transport links a short stroll away.

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- 16th Floor
- 24h Security
- Swimming Pool
- EPC Rating: B
- Concierge Service
- The Spa
- The Gym



<b>INTERNAL AREA</b>	<b>52.4 SQ M / 564 SQ FT</b>
Living Area	3600 mm x 7675 mm
Bedroom 1	3000 mm x 3265 mm
Balcony Area	5.9 sq m / 64 sq ft

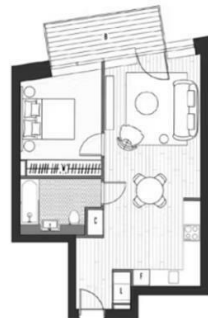


Let **UK** Home

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 Paddington  
 London  
 W2 6LG

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**Council Tax Band: D**

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		83	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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