



City Island Way, Canning Town, E14

Asking Price: £825,000



City Island Way, Canning Town, E14

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Positioned on the 3rd floor of a modern purpose built block, this spacious and sophisticated apartment welcomes you with sleek wooden flooring that flows throughout. The entrance opens to a stylish guest bathroom featuring elegant tiles and a full bath tub. The apartment leads into a stunning open-plan kitchen and living area, complete with state-of-the-art appliances and floor-to-ceiling windows. As a corner unit, this residence boasts dual-aspect views, bathing the interior in natural light and offering access to a private balcony—ideal for enjoying outdoor moments.

The flat features three double bedrooms. The main bedroom features access to a west facing balcony, built-in wardrobes and an en-suite shower room. There are two further double bedrooms and a family bathroom.

Additional highlights include abundant built-in storage and a long 995-year lease. The property is enhanced by lift access, secure bicycle storage, and a dedicated concierge service. Residents enjoy meticulously maintained communal areas, lush outdoor spaces and an impressive array of on-site amenities, including a gym and spa.

For convenient commuting, East India DLR station is just 0.2 miles away, and Canning Town station, offering both Jubilee and DLR lines, is 0.6 miles from the property, providing straightforward access to Central London and beyond.

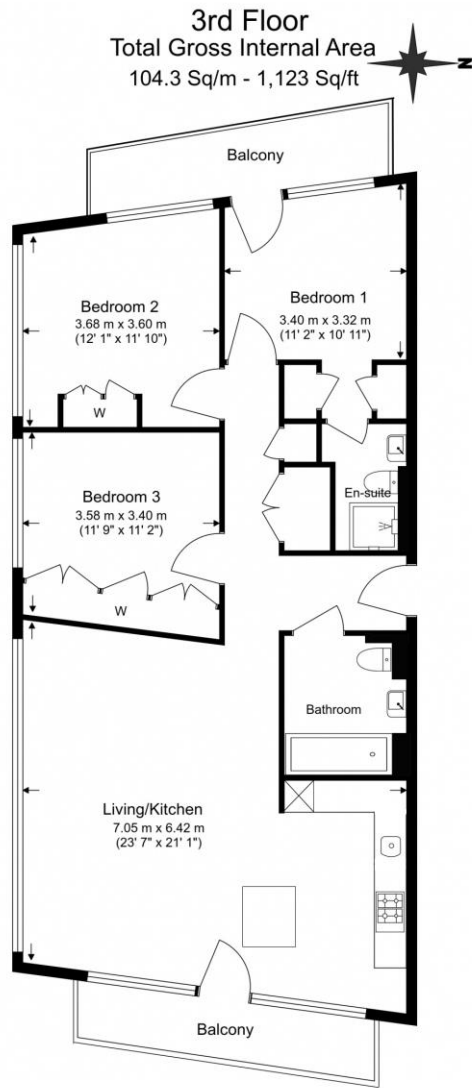




Property Features:

- 3 Bedrooms
- 2 Bathrooms
- Two Private Balconies
- Dual Aspect Views
- 1,123 Square Feet (Approx.)
- 24-Hour Concierge
- Gym and Spa Facilities





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(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	



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£825,000
Tenure:	Leasehold Expires 31/12/3012 Approximately 988 Years Remaining
Ground Rent:	£1,050.00 (per annum) 2024
Service Charge:	£8,464.72 (per annum) £4232.36 from 01/01/2024 to 30/06/2024
Anticipated Rent:	£2,900.00 pcm Approx. 4.2% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH240278

T: 020 8036 3200

E: canarywharf.sales@benhams.com

W: www.benhams.com

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