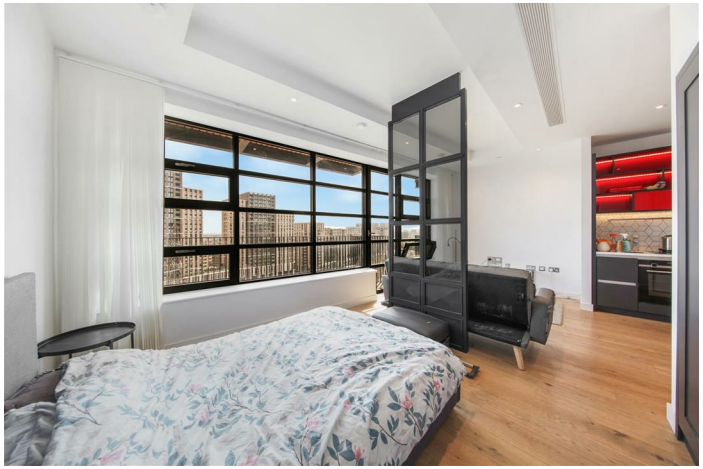






DEFOE HOUSE 123 CITY ISLAND WAY

LONDON, E14 0TW

£350,000

LEASEHOLD

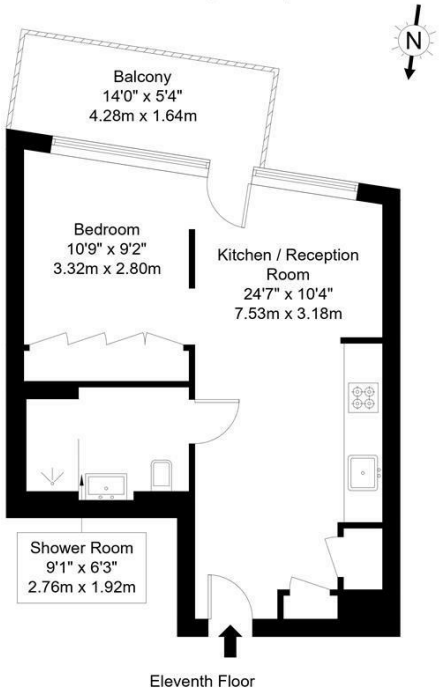
Situated on the 11th floor and set within London City Island, this beautifully presented studio apartment offers contemporary waterside living in one of East London's most vibrant and well-connected developments. The private balcony provides elevated views across the surrounding area and an excellent outdoor retreat above the city.

Extending to approximately 428 sq ft (39.8 sq m) internally, plus a generous private balcony, the property has been thoughtfully designed to maximise space, natural light and functionality. The accommodation comprises a bright and spacious open-plan kitchen and reception room, featuring floor-to-ceiling glazing and direct access to the balcony, creating an ideal space for relaxing or entertaining. The modern fitted kitchen is finished to a high specification with integrated appliances and sleek cabinetry. The apartment also benefits from a well-proportioned sleeping area, with a divider offering a degree of privacy from the living

DouglasPryce

City Island Way, E14 0TW

Approx Gross Internal Area = 39.8 sq m / 428 sq ft
Balcony = 7.02 sq m / 76 sq ft
Total = 46.82 sq m / 504 sq ft

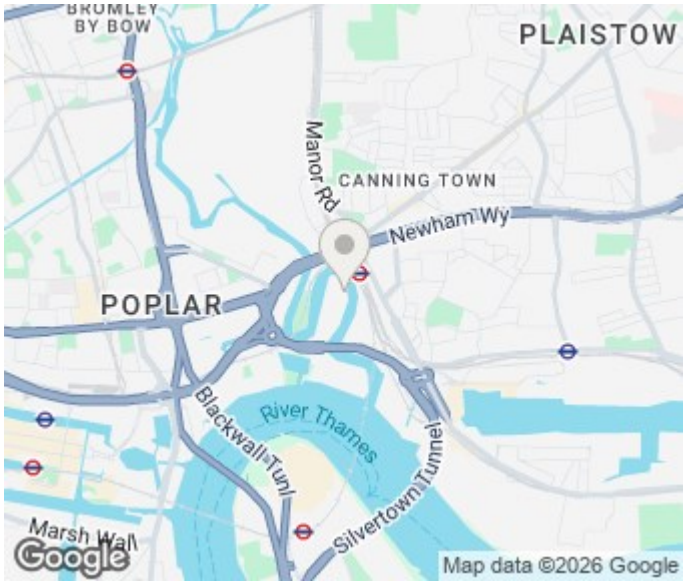


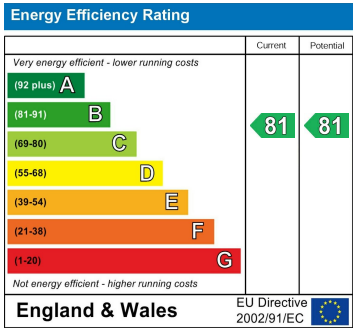
Eleventh Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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

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