



MODENA HOUSE E14  
**2 bedroom apartment**

**£600,000**  
SOLD

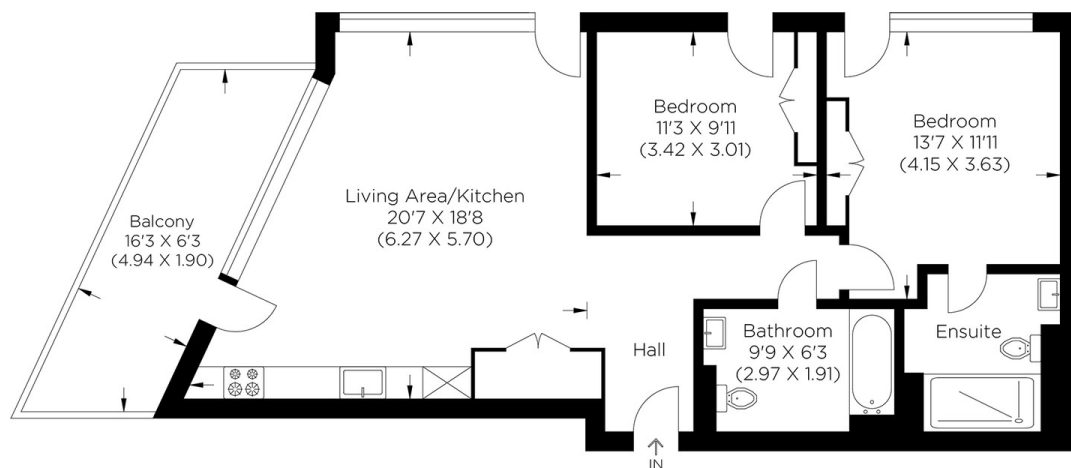




# MODENA HOUSE E14

Set within the new London City Island neighbourhood in Modena House, Lyell Street, Docklands E14. We are delighted to offer this tenth-floor two-bedroom apartment with a private balcony. The property is finished to a high standard throughout and offers an open-plan kitchen, combining bespoke shelves and cabinets with concealed lighting, a hanging system for utensils, and high-spec European brand appliances. Both bedrooms benefit from built-in wardrobes and large windows overlooking Canary Wharf and the City. Island residents are members of the exclusive City Island Social Club, and with membership comes access to a range of stylishly designed private facilities. These include a concierge service, gym, outdoor heated swimming pool and spa area. This property benefits from being sold chain free, and we recommend your earliest viewing.

Borough: Newham\* Council Tax: E\* EPC: B Lease Term: 995 years\* Service Charge: £4,800\* Ground Rent: £800\*  
Nearest Station: Canning Town (0.1 miles) Material Information: [www.alexneil.com/material-information](http://www.alexneil.com/material-information)



Tenth Floor

Approximate gross internal area  
73.40 sq m / 790.07 sq ft

**Canary Wharf & Docklands Office**  
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Disclaimer: Property descriptions are subjective and used in good faith as an opinion rather than statements of fact. The owner provided information relating to title, tenure, service charges and ground rent information. Therefore, please make specific enquiries to ensure that our descriptions match your expectations of the property. Floor plan measurements are approximate and for illustrative purposes only. Furthermore, we have not tested any services, systems or appliances at this property. And we strongly recommend that you verify all the provided information on inspection and that your surveyor and conveyancer further confirm details. Also, market conditions and property values regularly fluctuate. And showcased sold properties demonstrate our previous successes rather than indicate live property values. \*As advised by the owner. \*\*Property sold subject to contract.



## ALEX NEIL

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