

EBI

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**Modena House, City Island, Canning Town, E14 0RQ**

Price:  
£ 395,000





# Modena House, City Island, Canning Town, E14 0RQ

Price: £ 395,000 1 bedroom house

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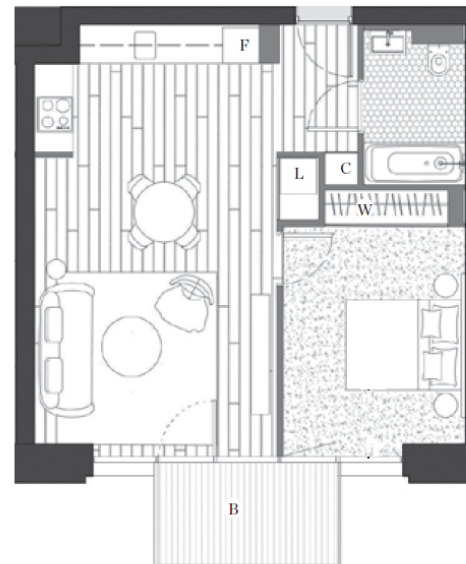
## OVERVIEW

A well-presented one-bedroom apartment set on the third floor of Modena House, London City Island, offering approximately 604 sq ft of internal living space and a private balcony.

The apartment is designed with a contemporary warehouse-inspired aesthetic, combining industrial character with modern finishes. The layout comprises a bright open-plan living and kitchen area, leading directly onto the private balcony, alongside a well-proportioned double bedroom and a stylish bathroom finished to a high specification.

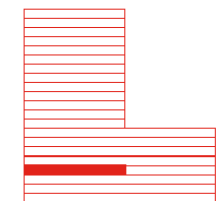
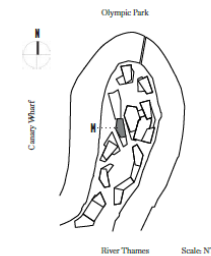
## KEY FEATURES

- Oversized one bedroom
- Private balcony
- Offered vacant
- Furniture pack included
- Recently complete apartment
- 24 hr concierge, leisure club & gym
- Pool, steam room, sauna & hydro pool
- Unique waterside development
- Number of bars, supermarkets and art gallery on-site
- 4 Minutes to Canning Town Underground



### 1 BEDROOM

Internal area:  
51.0 sqm / 549 sqft  
Balcony area:  
5.1 sqm / 55 sqft  
Living area:  
4050 mm x 7010 mm  
Bedroom 1:  
3050 mm x 3635 mm



## Energy Performance Certificates

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

