

# Montagu House, City Island, E14 0JU

£335,000

## Full Description

\*PRICED TO SELL, SUBSTANTIALLY UNDER COST PRICE FROM 2014!! Well positioned 13th floor suite (414 Sq.Ft) plus (55 Sq.Ft) balcony. Perfect investment product, ERV £330 PW = 5.2% Gross Yield! Well presented east facing Manhattan suite style apartment spread over (414 Sq .Ft) plus a private balcony. Located the 3rd floor of Montagu House. The creation of an exclusive island neighbourhood on one of the best-connected sites in London was once just an ambitious vision. Now, it is a stunning reality. Bridging the business might of neighbouring Canary Wharf and the cultural energy of East London, London City Island is one of the most important waterside projects London has seen in recent years. All of the Island's residents are members of the exclusive City Island Social club, with membership comes access to a range of stylishly designed private facilities. These include a clubhouse, concierge, a grocer's shop, gymnasium, spa & treatment rooms, pools and attractive gardens. Travel options aplenty, choose to travel by the London Underground and DLR or take the more unusual method of boat with the Thames Clipper and enjoy a leisurely trip to work. Completion due September 2018 These particulars are not intended to form part of any contract. Photographs may depict general images of the development and may not show the actual flat for sale.

## Features

- 13th Floor Apartment 414sqft Plus 55sqft Balcony 24 hour Concierge, Leisure Club & Residents Gym Outdoor pool, steam room, sauna and hydro pool Unique Waterside Development Tenure: 999 Year Leasehold Estimated Service charge: £35.00 psf Completion due September 2018 Great Buy To Let Product OPEN 7 DAYS A WEEK!

## Contact Us

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