

Sir John Lyon House, London EC4V

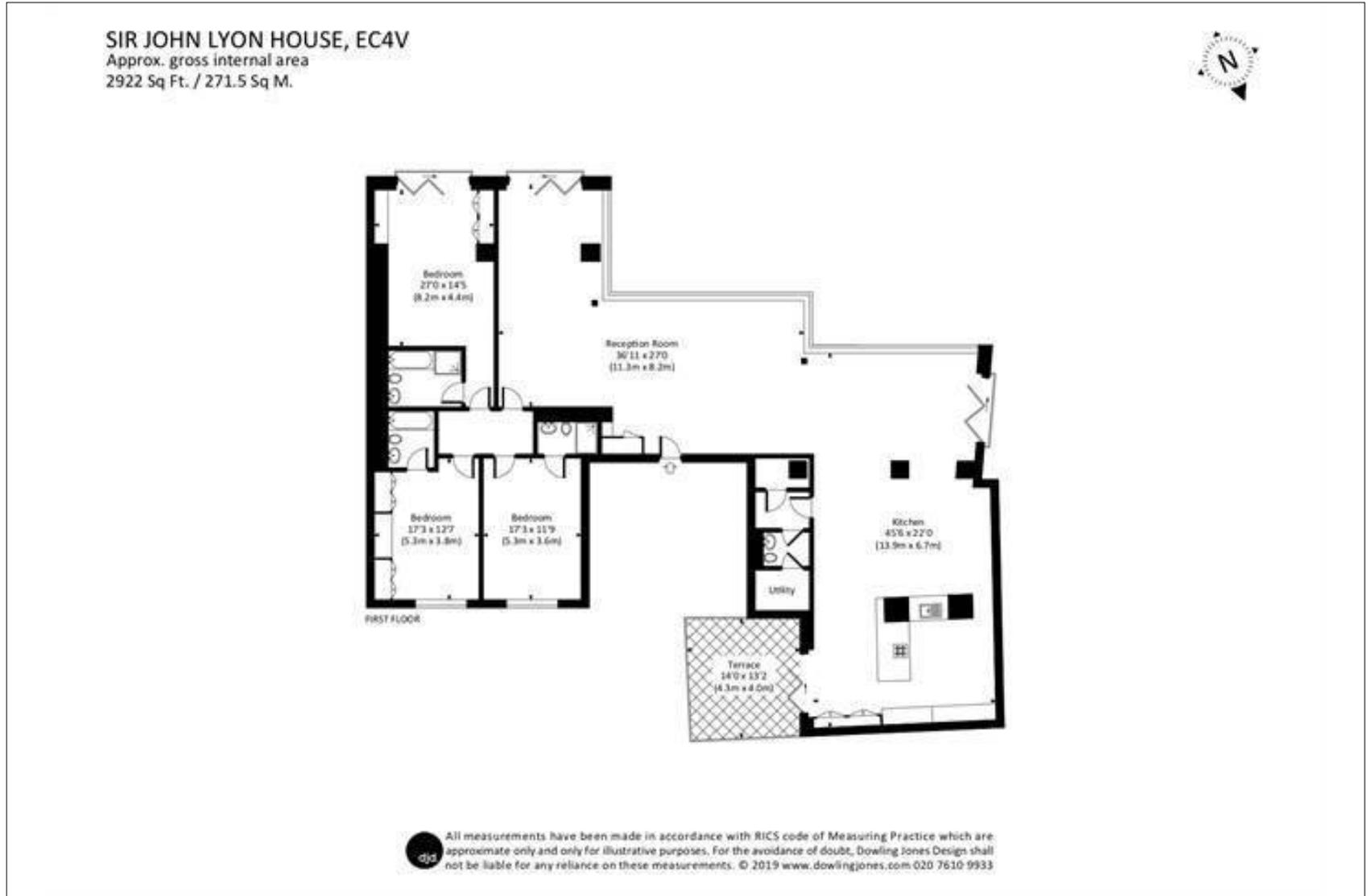
£4,950,000 leasehold

CLUTTONS



A three bedroom lateral flat in the award winning River Thames fronted Sir John Lyon House.

The apartment is the largest flat within the development with the majority of the accommodation looking out across the river. The apartment is one of the best lateral spaces located along the river. It has been furnished to the highest of standards throughout. A large proportion of the overall 2922 sqft is in the open plan reception kitchen area boasting spectacular views of the Tate Modern, Millenium Bridge, the river and other landmarks.



Approximate gross internal area:
2922 sq ft (271.5 sq m)
EPC rating: C | Ref:TOW190050



cluttons.com

The apartment benefits from floor to ceiling windows throughout. There are three double bedrooms, all of which are ensuite, with fitted wardrobes for storage. The master bedroom faces out onto the Thames and has walk in wardrobes.

Sir John Lyon House is a private boutique development located in the City, close to St Pauls and ideally located for both the West End and Canary Wharf. It is regarded as one of Central Londons premier river fronted developments. There is a private terraced area off th kitchen.

Twenty four hour concierge, car parking and lift access. accessible.









For further details contact

James Hyman
0207 403 3669
james.hyman@cluttons.com

George Barker
0207 407 3669
george.barker@cluttons.com

Cluttons
36 Horselydown Lane,
London
SE1 2LN
cluttons.com

This is made from FSC certified paper, part of our commitment to use more sustainable materials. FSC, protecting the world's forests for the future. Please recycle.



Cluttons LLP for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Cluttons LLP or the vendor or lessor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Cluttons LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8. No assumption should be made in respects of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of VAT if applicable.