



Marsh Wall, Canary Wharf, E14

Asking Price: £530,000

 Benham
& Reeves

Marsh Wall, Canary Wharf, E14

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

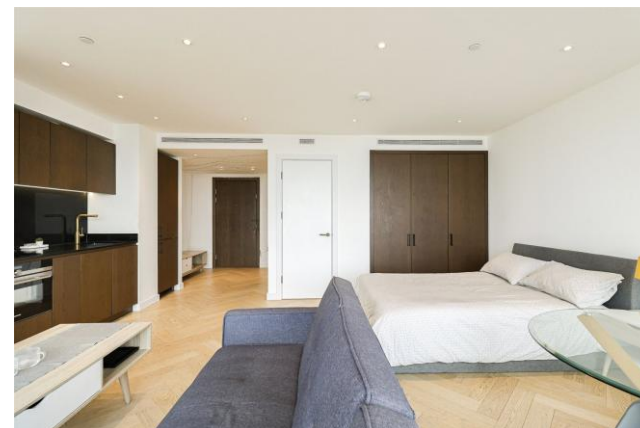
This beautifully presented studio apartment is located on the 63rd floor of Landmark Pinnacle, featuring floor-to-ceiling windows offering spectacular, uninterrupted views across the City of London and the River Thames.

Landmark Pinnacle, rising to 75 floors, is London's tallest residential tower, commanding panoramic vistas over the capital's iconic skyline.

The apartment opens from an elegant, carpeted lobby into a refined living space finished in a neutral palette, featuring white walls, herringbone flooring, and brushed chrome and black ironmongery. The sleek and modern design is complemented by premium integrated appliances, including a built-in fridge and freezer, dishwasher, induction hob, microwave oven, and a washer-dryer. All carefully chosen to enhance, rather than compete with, the awe-inspiring west-facing views of central London.

Residents enjoy an exceptional range of amenities, including a private cinema and a state-of-the-art gym on the 56th floor, complete with a dedicated exercise studio and Pilates area. The 27th floor offers a whimsical children's play area and a serene garden lounge and library for adults. At the very top, the 75th floor features two rooftop terraces providing sweeping, 360-degree views across London.

Situated on the western edge of Canary Wharf, the development is ideally placed for transport connections. Just 0.3 miles from Heron Quays DLR, 0.5 miles from Canary Wharf Underground station, and 0.3 miles from the Thames Clippers River service.





Property Features:


- Large Studio
- 446 Square Feet
- 63rd Floor
- City and River Views
- 24h Concierge
- Gym
- Cinema Room
- 75th Floor Roof terrace
- Canary Wharf Jubilee Line 0.5 Miles
- Private Dining and Meeting Rooms



63rd Floor
Total Gross Internal Area
41.4 Sq/m - 446 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£530,000
Tenure:	Leasehold Expires 30/06/3014 Approximately 989 Years Remaining
Ground Rent:	£500.00 (per annum) for the year 2025
Service Charge:	£2,307.00 (per annum) for the year 2025
Anticipated Rent:	£3,100.00 pcm Approx. 7.0% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CHN250016

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