



## Marsh Wall, Canary Wharf, E14

Asking Price: £675,000

 Benham  
& Reeves

# Marsh Wall, Canary Wharf, E14

 1 Bedroom  1 Bathroom  Leasehold

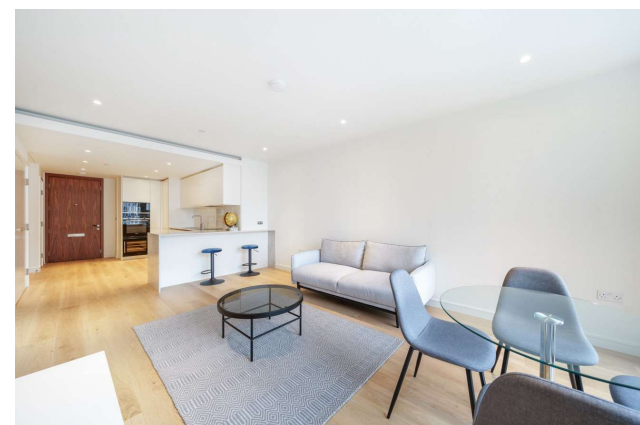
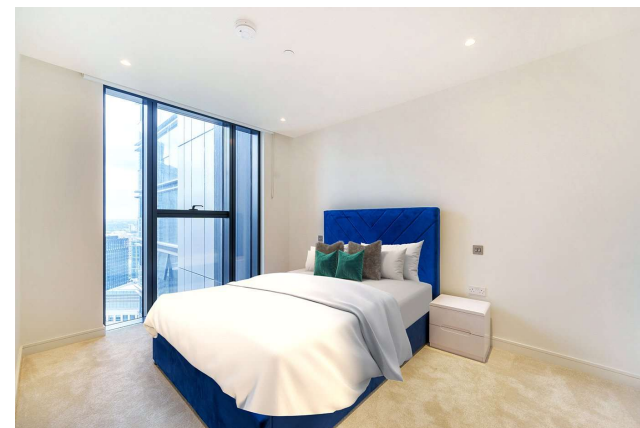
An amazing 1 bedroom apartment, spanning an impressive 653 square feet and located on the 30th floor of Hampton Tower. This prestigious residential building, completed in mid-2021, offers an exceptional opportunity to embrace contemporary living at its finest.

Step into the open-plan kitchen and living area, where style meets functionality. The modern kitchen boasts an array of Siemens appliances, ensuring that every culinary endeavour is a delight. Prepare to be captivated by the panoramic vistas of Canary Wharf, visible from the comfort of your living space. Floor-to-ceiling windows bathe the apartment in natural light while showcasing the everchanging beauty of the cityscape.

The bedroom is a haven of tranquillity, offering a spacious retreat where you can unwind and relax. The high-quality finishes and meticulous attention to detail create an ambiance of luxury and comfort.

Developed by the renowned Berkeley Homes, this property exudes sleek modernity and contemporary design. Every element of the apartment showcases the expertise and craftsmanship synonymous with Berkeley Homes' commitment to excellence.

South Quay Plaza is more than just a residence; it offers a lifestyle of indulgence and convenience. Residents benefit from an array of exceptional amenities, including a 24-hour concierge service, a state-of-the-art fitness centre, and beautifully landscaped communal areas.

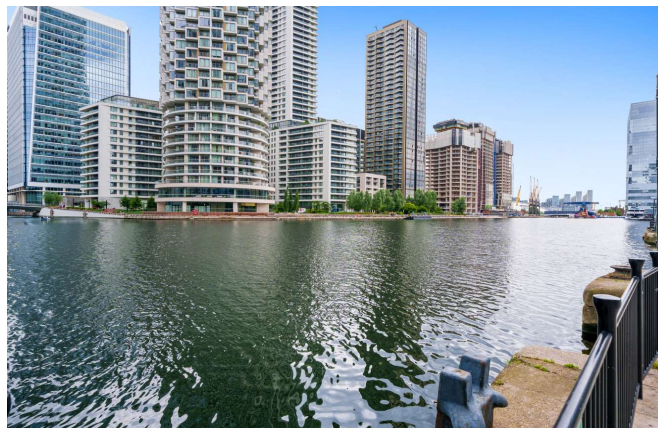
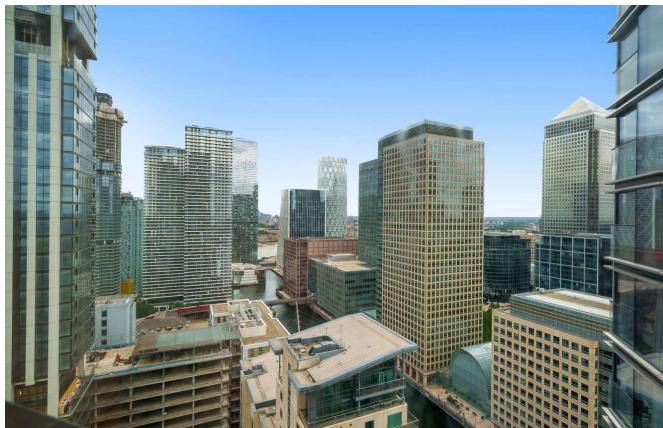






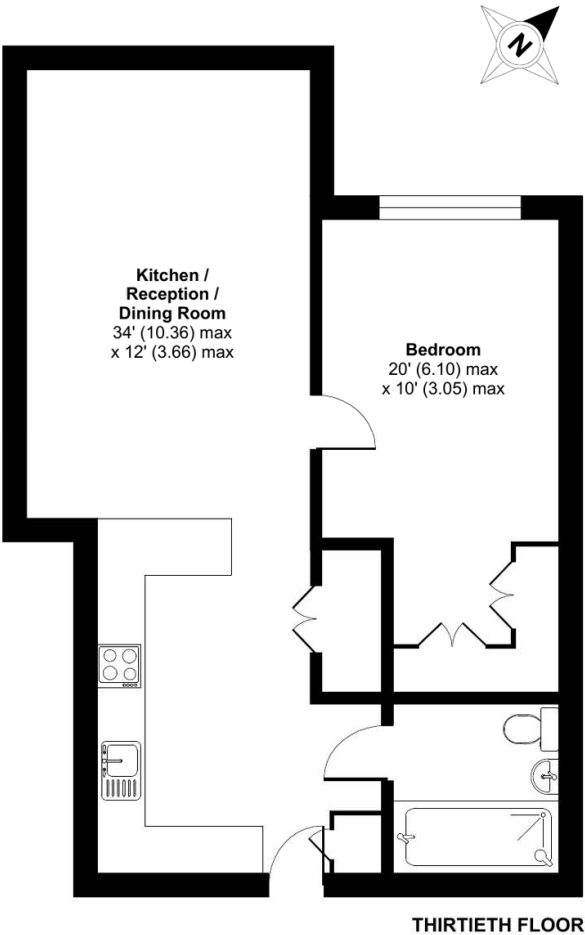
## Property Features:

- One bedroom
- One bathroom
- 653 square feet
- 30th floor
- 24-hour concierge
- Open plan living space
- Modern interiors
- Rooftop business lounge



Hampton Tower, Marsh Wall, London, E14

Approximate Area = 653 sq ft / 60.6 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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:	£675,000
Tenure:	Leasehold Expires 01/01/3015 Approximately 989 Years Remaining
Ground Rent:	£250.00 (per annum) 2023
Service Charge:	£5,115.70 (per annum) 2023
Anticipated Rent:	£3,300.00 pcm Approx. 5.9% Yield

## Viewings:

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

Our reference: CWH230260

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