



Marsh Wall, Canary Wharf, E22

Asking Price: £610,000

Benham
& Reeves

Marsh Wall, Canary Wharf, E22

 1 Bedroom  1 Bathroom  Leasehold

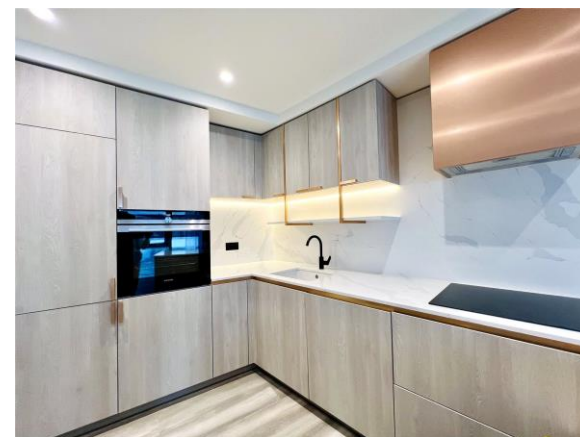
This exquisite one-bedroom apartment is positioned on the 14th floor of Aspen, an iconic new development in the heart of Canary Wharf.

Thoughtfully designed for modern living, the property offers a spacious open-plan living and dining area complemented by a high-specification fitted kitchen. Floor-to-ceiling windows frame the space beautifully, allowing abundant natural light to flow throughout and creating an impressive sense of openness.

The generous double bedroom benefits from stylish floor-to-ceiling fitted wardrobes, while the overall layout also provides a versatile area ideal for a home workspace, perfectly suited to contemporary lifestyles.

Residents of Aspen enjoy an exceptional range of world-class amenities, including a 24-hour concierge service, a state-of-the-art fitness centre, a tranquil spa, dedicated co-working spaces, a private dining and wine-tasting room, landscaped gardens, an elegant residents' lounge, and a stunning rooftop terrace with panoramic views across London.

Ideally located, Aspen is just a short walk from Canary Wharf and South Quay DLR stations, with the Jubilee Line and Elizabeth Line (Crossrail) offering fast and direct connections to the City and West End. A wealth of shops, restaurants, cafés, and leisure facilities are also moments away, placing everything you need right on your doorstep.





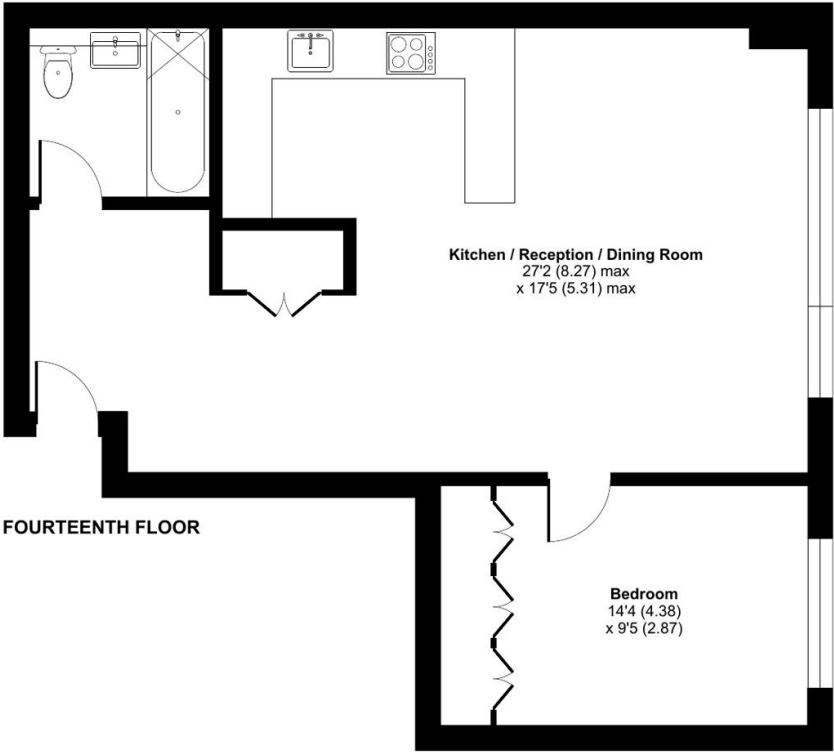
Property Features:

- One Bedroom
- One Bathroom
- 14th Floor
- Comfort Cooling
- Floor to Ceiling Windows
- Underfloor Heating
- 24h Concierge
- Sky Lounge & Terrace
- Aspen Club: Gym, Sauna, Steam Room and Vitality Pool
- Close to Canary Wharf Station



Marsh Wall, London, E22

Approximate Area = 664 sq ft / 61.6 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£610,000
Tenure:	Leasehold Expires 25/03/2023 Approximately 996 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£4,865.00 (per annum) For the year 2026

Viewings:

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

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