



# Marsh Wall, Canary Wharf, E14

Asking Price: £1,200,000

 Benham  
& Reeves



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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated in the Landmark Pinnacle, this bright and spacious 2-bedroom, 2-bathroom apartment is set on the 60th floor and offered in immaculate decorative condition. The property offers a good-sized principal bedroom with en-suite shower room, a second double bedroom, a family bathroom and a truly spectacular open-plan living room benefitting from floor-to-ceiling windows which offer panoramic views of London. The property has herringbone wooden flooring, comfort cooling and under-floor heating.

The Landmark Pinnacle offers state-of-the-art gym facilities, 24-hour concierge, a children's play garden, private dining and meeting rooms, residents' lounge, library, media rooms and a golf simulator as well as the most spectacular Roof Top Terrace on the 75th Floor.

Canary Wharf offers a fantastic array of restaurants, bars and shops. The Jubilee line is within easy access to the City and Stratford. A truly fantastic property – early viewing is highly recommended.

\*Please note that this property is currently rented, photographs were taken prior to the current tenancy\*

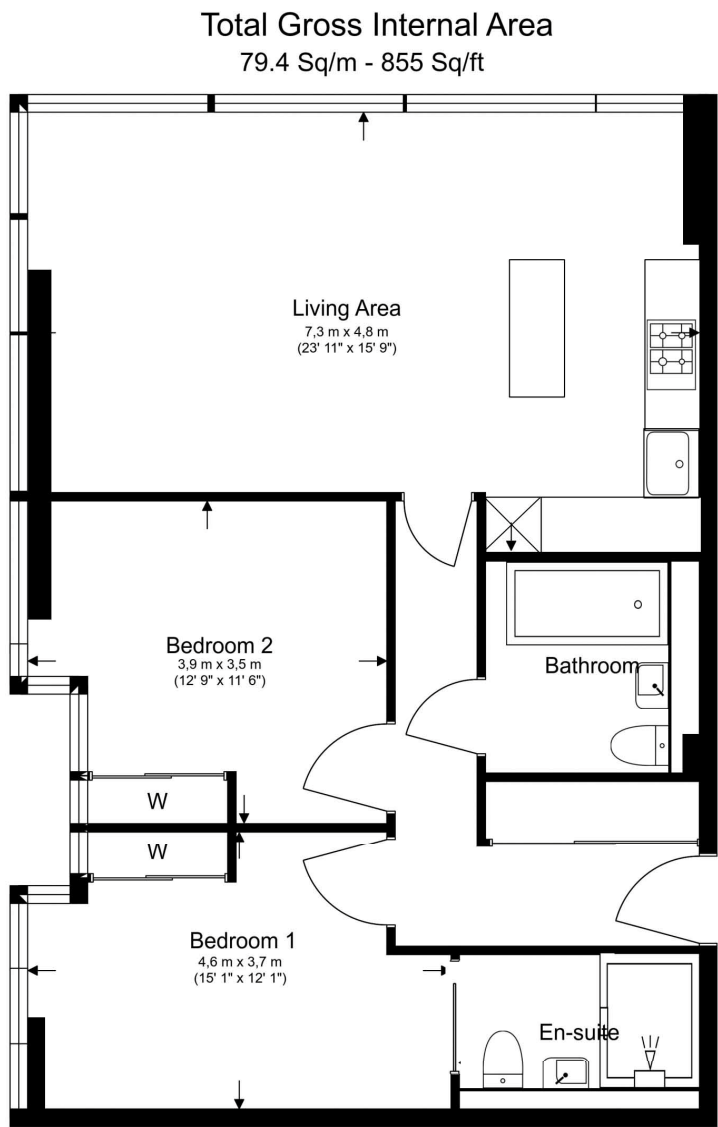




## Property Features:

- Two Bedrooms
- Two Bathrooms
- 60th Floor
- Bright and Spacious
- Open-Plan
- Panoramic Views
- 24 Hour Concierge
- Gym
- State-of-the-Art Facilities
- Canary Wharf Underground (Zone 2)





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:	£1,200,000
Tenure:	Leasehold Expires 01/07/3015 Approximately 989 Years Remaining
Ground Rent:	£750.00 (per annum) for the year 2025
Service Charge:	£4,424.14 (per annum) for the year 2025
Anticipated Rent:	£3,800.00 pcm Approx. 3.8% Yield

## Viewings:

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

Our reference: CWH220020

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