



## Marsh Wall, Canary Wharf, E14

Asking Price: £715,000

 Benham  
& Reeves

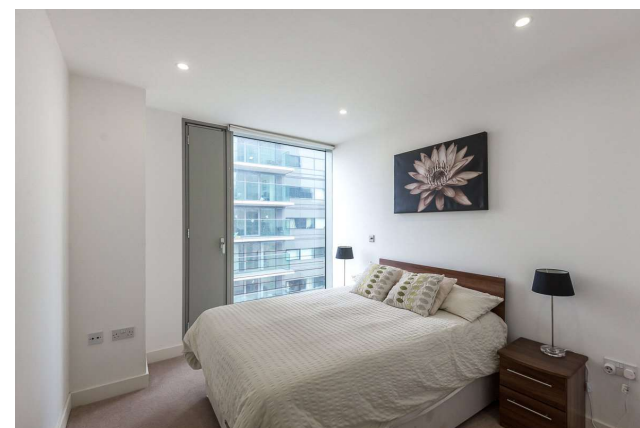
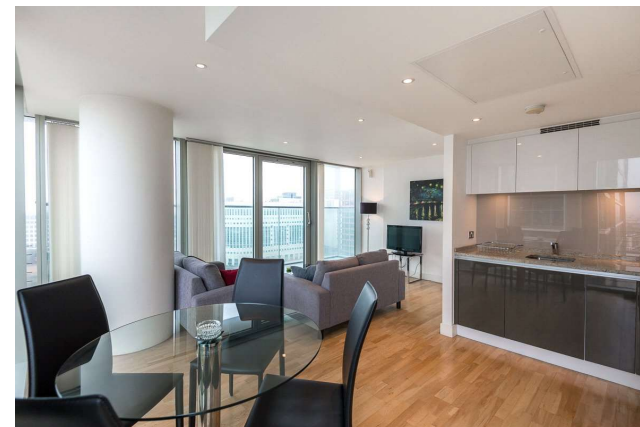
# Marsh Wall, Canary Wharf, E14

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A stunning two bedroom, two bathroom apartment with parking, arranged over the 21st floor of the extremely sought-after Landmark development.

The property includes two double bedrooms, both with spacious, fully fitted wardrobes, two luxurious bathrooms, one being an en-suite shower room to the main bedroom, and an open-plan kitchen/reception room with doors leading to a private balcony boasting superb views of Canary Wharf.

Additional benefits include parking, a 24-hour concierge, a residents' gymnasium and all close to Canary Wharf with its many bars, restaurants and shops. South Quay DLR station and the Thames Clipper river bus service offer excellent links to Central London and the West End.



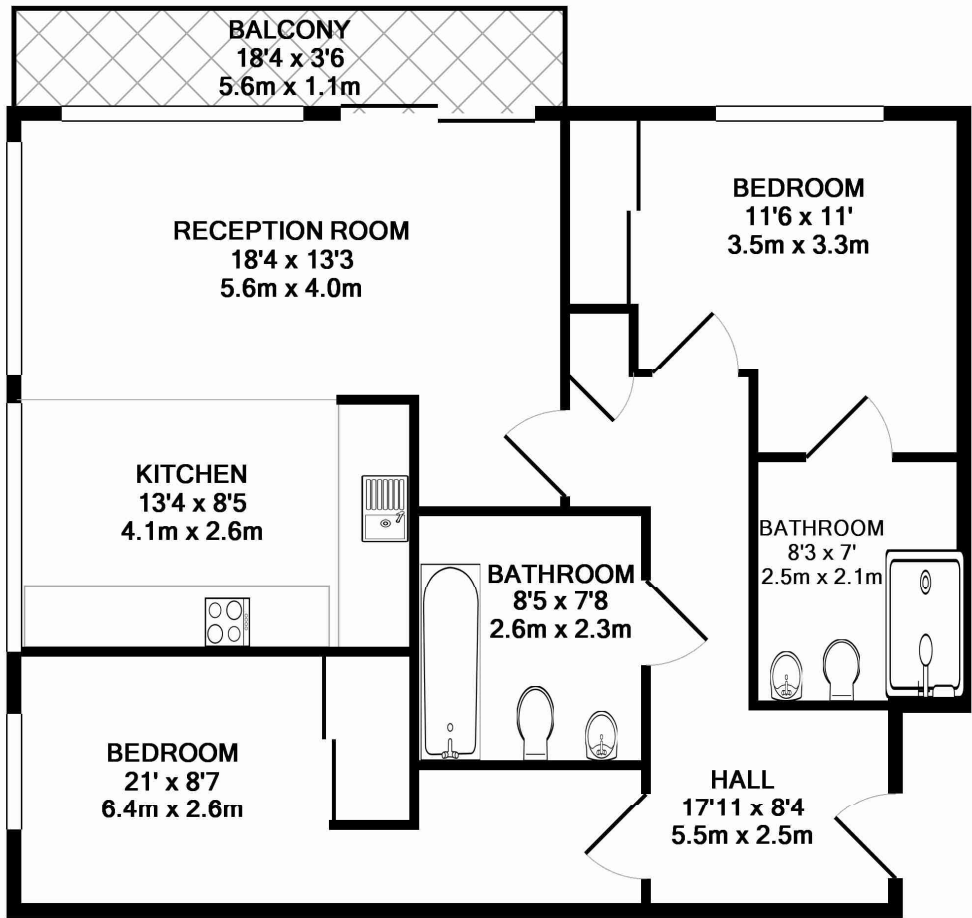




## Property Features:

- 2 Bedrooms
- 2 Bathrooms
- 21st Floor
- 24-Hour Concierge
- 825 Square Feet (Approx.)
- Balcony
- Gymnasium
- Parking
- Views Over Canary Wharf
- Canary Wharf Station (Zone 2) / South Quay DLR Station





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	



LTW.E14 - 21TH FLOOR  
TOTAL APPROX. FLOOR AREA 825 SQ.FT. (76.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Terms & Conditions:

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

Asking Price:	£715,000
Tenure:	Leasehold Expires 01/01/3008 Approximately 982 Years Remaining
Ground Rent:	£750.00 (per annum) for the year 2025
Service Charge:	£5,973.06 (per annum) for the year 2025
Anticipated Rent:	£3,100.00 pcm Approx. 5.2% Yield

## Viewings:

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

Our reference: NWH240115

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