



# Harcourt Tower, Marsh Wall, South Quay, E14

Asking Price: £1,330,000

 Benham  
& Reeves

# Harcourt Tower, Marsh Wall, South Quay, E14

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This stunning and spacious two-bedroom apartment is in the newly built Harcourt Tower, part of the prestigious South Quay Plaza development in E14.

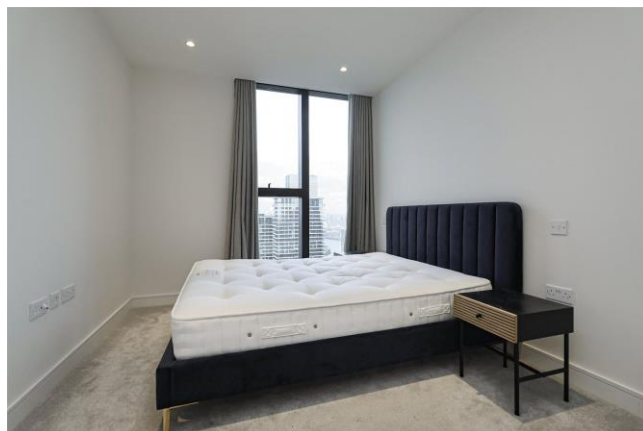
The apartment features two beautifully designed bedrooms, each with a private en-suite, an open-plan kitchen and living area, a fully fitted kitchen with integrated appliances, fitted wardrobes, a utility room, and a separate guest W.C. Every element has been finished to an exceptional standard. Additional highlights include a state-of-the-art integrated control system for lighting, heating, cooling, and electric blinds, as well as elegant wooden flooring throughout the hallway and living areas.

Residents of Harcourt Tower enjoy exclusive access to premium on-site facilities, including a fully equipped gym, swimming pool, spa, 24-hour concierge service, and a beautifully landscaped communal terrace.

The surrounding area offers a vibrant urban lifestyle, with a selection of premium shops, cafés, bars, restaurants, and services right on your doorstep. South Quay Plaza also hosts an extensive year-round programme of over 100 cultural and leisure events, spanning art, comedy, dance, film, fashion, music, sport, and theatre, most of which are free to attend.

Perfectly located for transport, the development is just moments from South Quay DLR station and a short walk from Canary Wharf Underground station (Jubilee line), providing excellent connections across London.

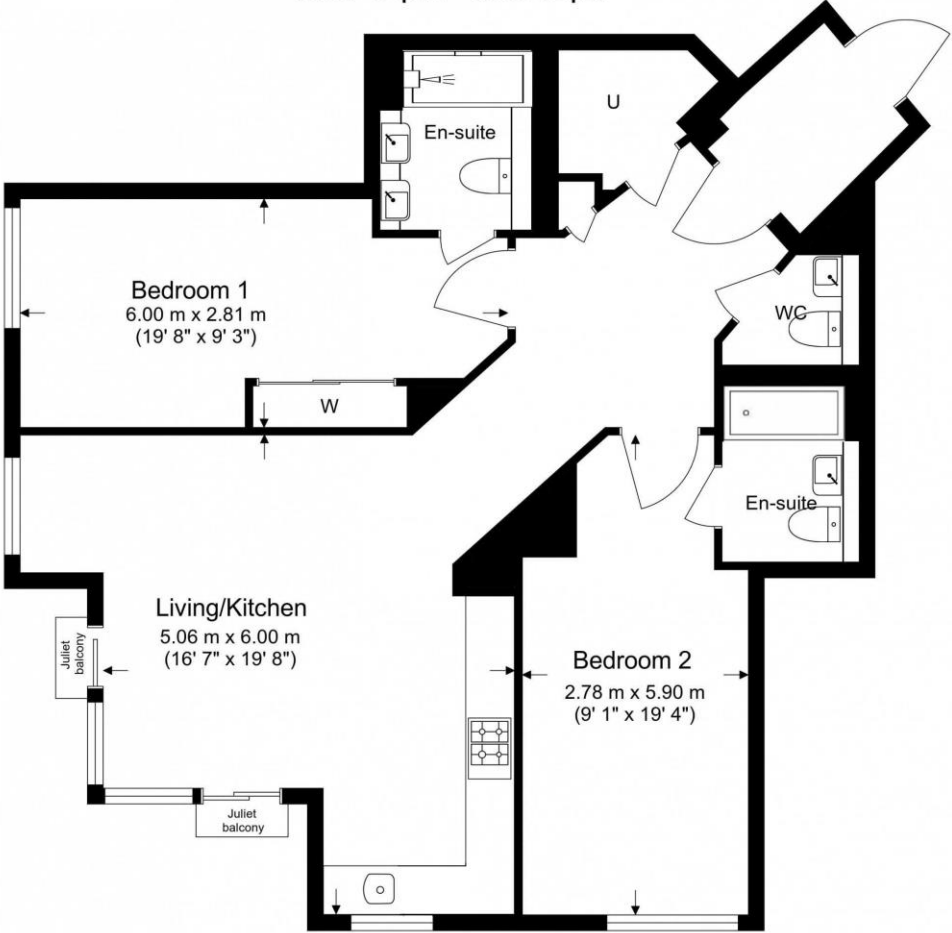




## Property Features:

- Two Bedrooms
- Two Bathrooms
- Separate WC
- Concierge & 24-hour Security
- Swimming Pool
- Spa
- Residents' Gym
- Co-working & Business Lounge

49th Floor  
 Total Gross Internal Area  
 83.9 Sq/m - 903 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

## Terms & Conditions:

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

Asking Price: £1,330,000

Tenure: Leasehold  
Expires 01/01/3015  
Approximately 988 Years Remaining

Ground Rent: £600.00 (per annum)  
2025

Service Charge: £9.368.00 (per annum)  
2026

## Viewings:

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

Our reference: CWH250363

T: 020 8036 3200

E: [canarywharf.sales@benhams.com](mailto:canarywharf.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

