



Benham & Reeves

## **Sugar Quay, Water Lane, EC3R**

£1,304 per week, £5,650 per month + fees

 2 Bedrooms    2 Bathrooms    Furnished

Luxury apartment situated within a landmark development, offering a Private Club and luxury amenities, which sits on the riverfront, with South-facing views across the River Thames. Close to Tower Hill (Circle and District Lines), Tower Gateway (DLR), and Monument (Northern, Circle, and District Lines).

Please [click here](#) for full detail

## Property features

**Two double bedrooms | Two luxury bathroom | High Quality Finish Throughout | Fitted Kitchen with High-End Appliances | Furnished | EPC-B | 24 Hour Concierge, Gym, Pool, Cinema | Private Balcony | Nearby Tower Hill and Monument Tube Stations**

For more information about this property,  
please call our City branch on

**020 7213 9700**

Redress & Client Money Protection :

Benham and Reeves are members of The Property Ombudsman redress scheme and have Client Money protection with ARLA Propertymark. You can find more information on our website at <https://www.benhamandreeves.com/membership/>



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www.benhams.com

Approx gross internal area: 1080sq/ft - 100sq/m



Living/Dining	4078 x 3304mm	13' 5" x 10' 10"
Kitchen	5008 x 2050mm	16' 5" x 6' 9"
Master Bedroom	3743 x 3366mm	12' 3" x 11' 1"
En suite	3470 x 2424mm	11' 5" x 7' 11"
Bedroom 2	3913 x 3214mm	12' 10" x 10' 7"
Shower Room	3212 x 2425mm	10' 6" x 7' 11"
MEP	2571 x 725mm	8' 5" x 2' 5"

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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