



Marsh Wall, Canary Wharf, E14

Offers Over: £425,000

 Benham
& Reeves

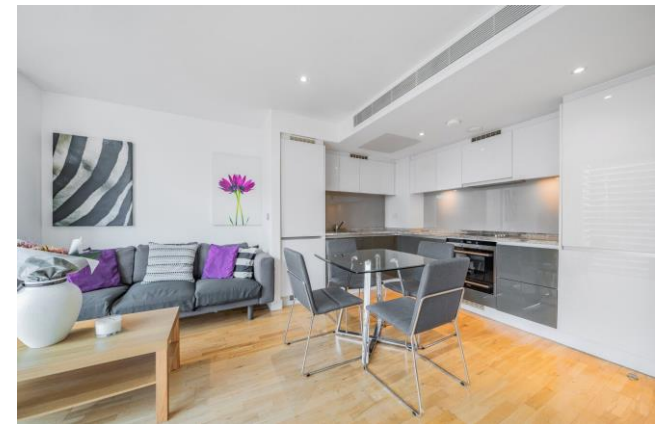
Marsh Wall, Canary Wharf, E14

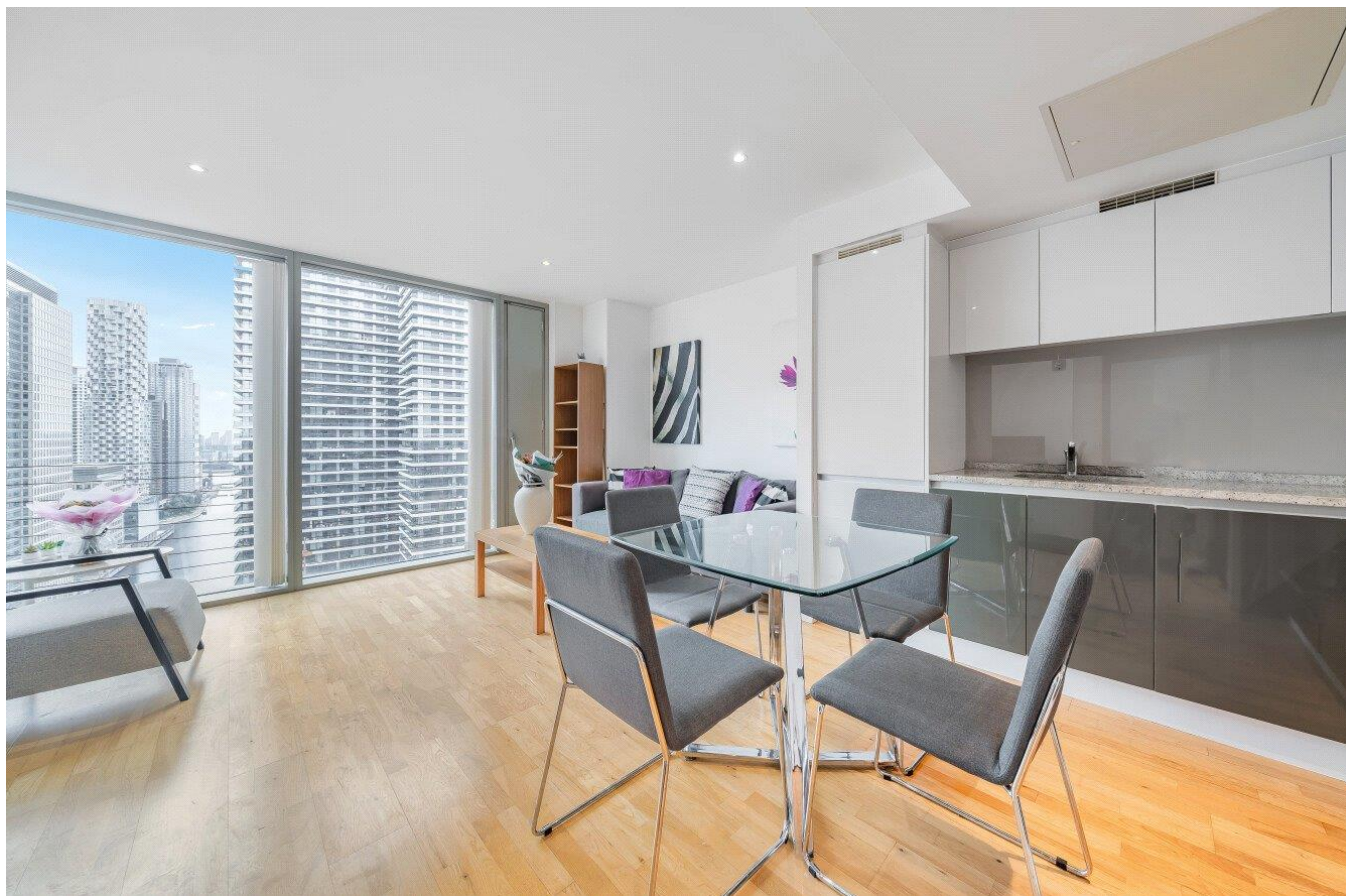
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

An extremely well presented 27th floor apartment with floor to ceiling windows, boasting stunning panoramic views..

The property spans an approximate 569 square feet and consists of one double bedroom with a built wardrobe. The bedroom also benefits from underfloor heating. The bathroom has been finished to a high standard. The open plan living room is bright and spacious and has large windows with views towards Canary Wharf. The kitchen is fully fitted with dishwasher, microwave and fridge/freezer. Additional benefits are comfort cooling and a good sized storage space in the hallway.

The Landmark benefits from 24-hour concierge service as well as a residents' gym. Ideally situated within close proximity of Canary Wharf. This property is ideal for professionals working in Canary Wharf and the City with excellent transport links and good shopping, eating and entertainment facilities all in the local area.





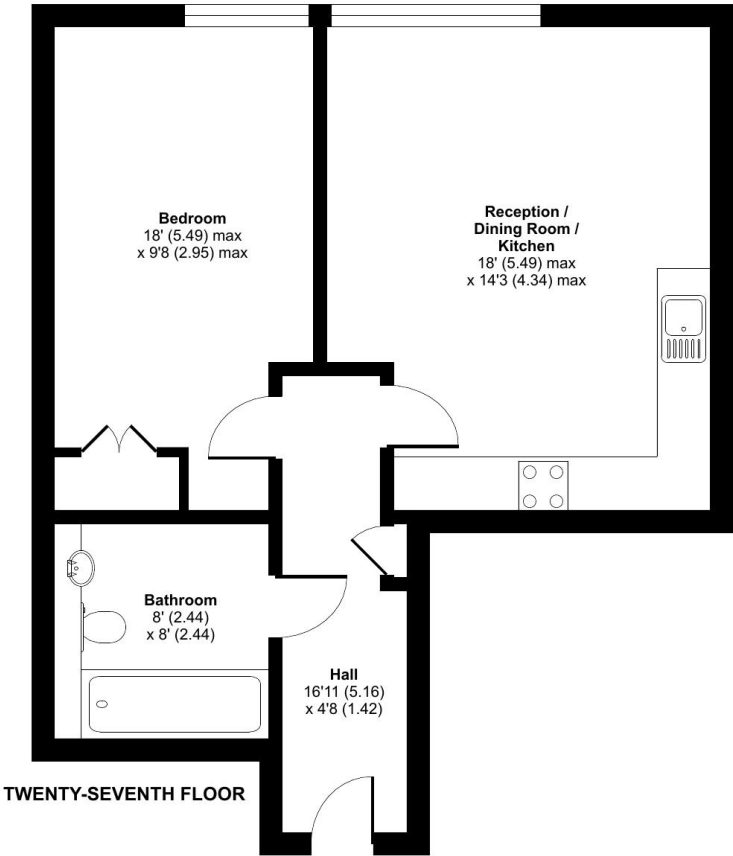
Property Features:

- One Bedroom
- One Bathroom
- Comfort Cooling
- 27th Floor
- 596 Square Feet (Approx.)
- 24 Hour Concierge
- Residents' Gym
- Excellent Transport Links



Marsh Wall, London, E14

Approximate Area = 569 sq ft / 52.9 sq m
 For identification only - Not to scale



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.

| | |
|-------------------|--|
| Offers Over: | £425,000 |
| Tenure: | Leasehold Expires 31/12/3007 Approximately 983 Years Remaining |
| Ground Rent: | £500.00 (per annum) |
| Service Charge: | £3,326.74 (per annum) £7,775.81 for the last two years. |
| Anticipated Rent: | £1,900.00 pcm Approx. 5.1% Yield |

Viewings:

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

Our reference: CWH240227

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W: www.benhams.com

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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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

