



Marsh Wall, Canary Wharf, E14

Asking Price: £1,100,000

Benham
& Reeves

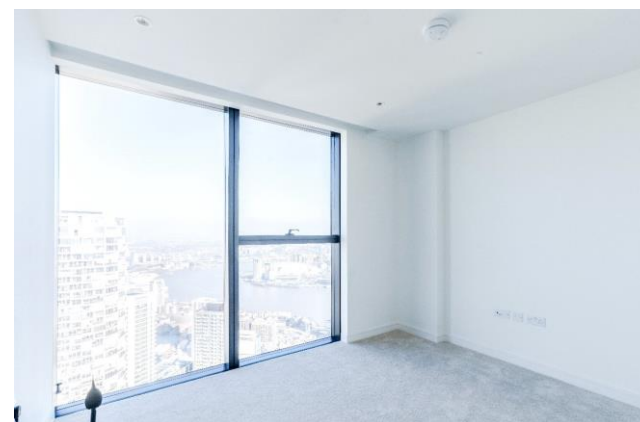
Marsh Wall, Canary Wharf, E14

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This exceptional 2 bedroom apartment, centrally located in Canary Wharf, occupies the 62nd floor, providing breathtaking views of London with abundant natural light filling the space.

Crafted to exceptionally high standards, these homes boast large rooms and floor-to-ceiling windows. The open-plan living space, impeccably presented, offers a generously spacious interior for luxurious living. The modern, fully equipped kitchen, complemented by an island-style table, enhances the contemporary allure. The en-suite bathroom, featuring both a shower and a bath, epitomises a lavish lifestyle.

Located adjacent to South Quay and Canary Wharf station, this residence provides seamless connections to Central London, placing you in the heart of the city. With the Jubilee line, DLR, and Elizabeth line in close proximity, commuting to any part of London is made simple, whether by tube, DLR, road or via bus.





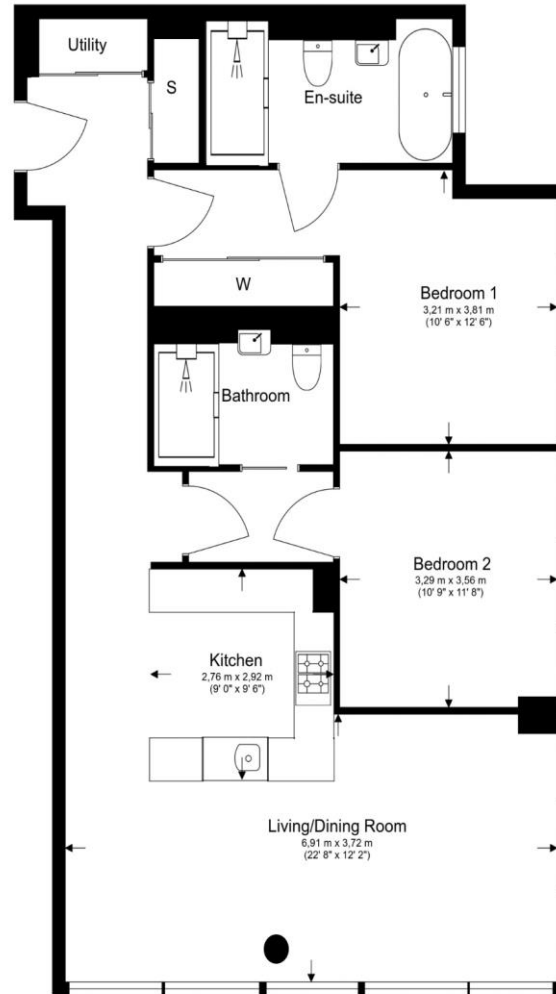
Property Features:

- Two bedrooms
- Two bathrooms
- 947 square feet
- 62nd floor
- Open-plan living area
- Residents' lounge
- Swimming pool
- Gym
- Cinema
- Sauna
- Co-Working space
- Karaoke room



62nd Floor

Total Gross Internal Area
88 Sq/m - 947 Sq/ft



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(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.

Asking Price:	£1,100,000
Tenure:	Leasehold Expires 01/01/3015 Approximately 990 Years Remaining
Ground Rent:	£300 (per annum) 2023
Service Charge:	£7,715.9 approx. (per annum) 09/23 - 09/24
Anticipated Rent:	£4,767 pcm Approx. 4.5% Yield

Viewings:

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

Our reference: CWH230352

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