



Marsh Wall, Canary Wharf, E14

Asking Price: £365,000

Benham
& Reeves

Marsh Wall, Canary Wharf, E14

 Studio

 1 Bathroom (s)

 Leasehold

A fabulous and well-presented larger than average studio apartment, spanning an approximate 494 square feet. This cleverly designed apartment consists an entrance hall which leads to a spacious and bright open plan kitchen/living area. The kitchen is fully fitted with dishwasher, fridge/freezer and an oven/cooker. Adjacent to living area, but divided by fitted wardrobes is a spacious sleeping area, both sleeping and living area benefit from underfloor heating. There is also a three piece bathroom suite that is finished to a high standard. Additional benefits are comfort cooling and a large 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.

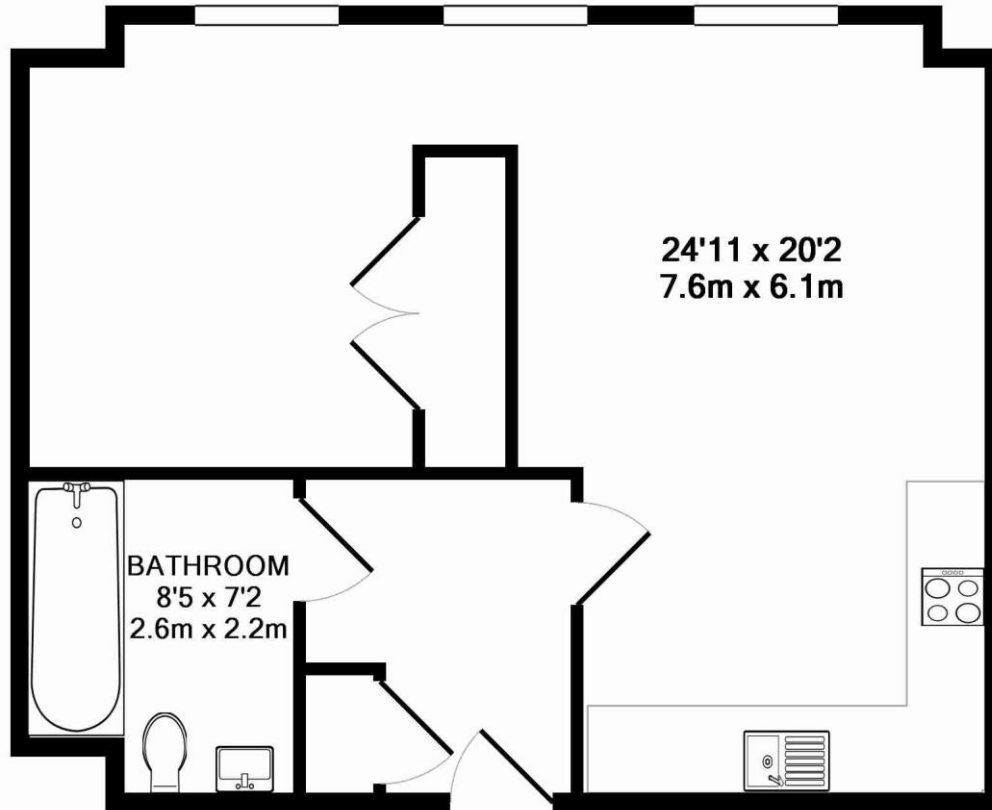




Property Features:

- Studio
- 1 Bathroom
- 494 Square Feet (Approx.)
- 7th Floor
- Residents' Gym
- Luxury of Waterside Living
- 24 Hour Concierge Services
- Excellent Transport Links





LANDMARK WEST, E14

TOTAL APPROX. FLOOR AREA 494 SQ.FT. (45.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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	

Terms & Conditions:

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

Asking Price:	£365,000
Tenure:	Leasehold Expires 31/12/3007 Approximately 983 Years Remaining
Ground Rent:	£400.00 (per annum) for the year 2024
Service Charge:	£2,480.00 (per annum) for the year 2024
Anticipated Rent:	£2,100.00 pcm Approx. 6.9% Yield

Viewings:

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

Our reference: CWH240330

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