



Flat 506 50, Marsh Wall, London, E22 2AB

Guide price £400,000

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This modern studio apartment offers the perfect combination of contemporary design, comfort, and convenience. Flooded with natural light, the open plan living space features a sleek fitted kitchen, a versatile living/sleeping area, and a stylish bathroom, making it ideal for first-time buyers, investors, or professionals seeking a London base.

Located in the prestigious Marsh Wall development, residents enjoy access to excellent on-site amenities, including a concierge service, gym, and communal spaces. Transport links are superb, with Canary Wharf DLR, Jubilee and Elizabeth Line stations just a short walk away, providing quick access to central London, the City, and Canary Wharf itself. An excellent opportunity to secure a modern, low-maintenance home in one of London's most vibrant financial districts.

Leasehold: 995 Years remaining approximately
Ground rent amount: Peppercorn
Review period: Ask agent
Service charge amount: Approx. £3,591.84pa
Review period: Ask Agent
Council tax band: D – Tower Hamlets

Electricity supply – Mains | Heating & Cooling – Mains | Water Supply & Sewerage – Mains | Lift Access

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control

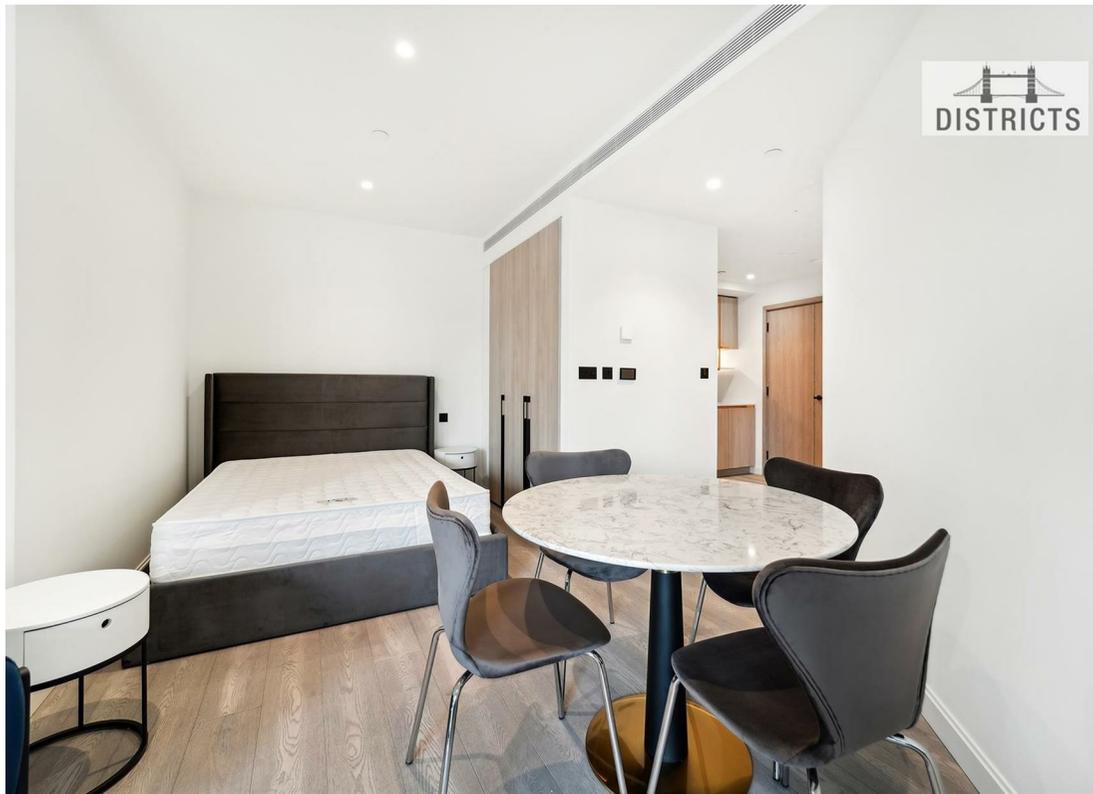
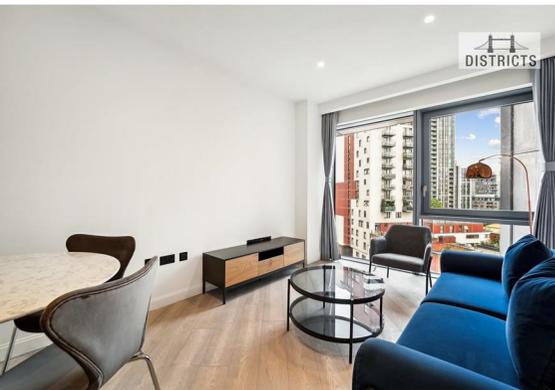


ASPEN

CANARY WHARF

FLOOR	AMENITY
63	RESIDENCES ASPEN PARAMOUNT
23 - 62	RESIDENCES
22	GYM SPA RESIDENCES
21	BUSINESS LOUNGE PRIVATE DINING WINTER GARDEN
2 - 20	RESIDENCES
1	GAMES ROOM PLAY ROOM PLAY TERRACE
(UG) (G)	MAIN ENTRANCE POST ROOM
(B1M2) B1	LOADING BAY
(B1M) B2	CYCLE STORE
(B1) B3	CAR PARK CYCLE STORE

DISTRICTS



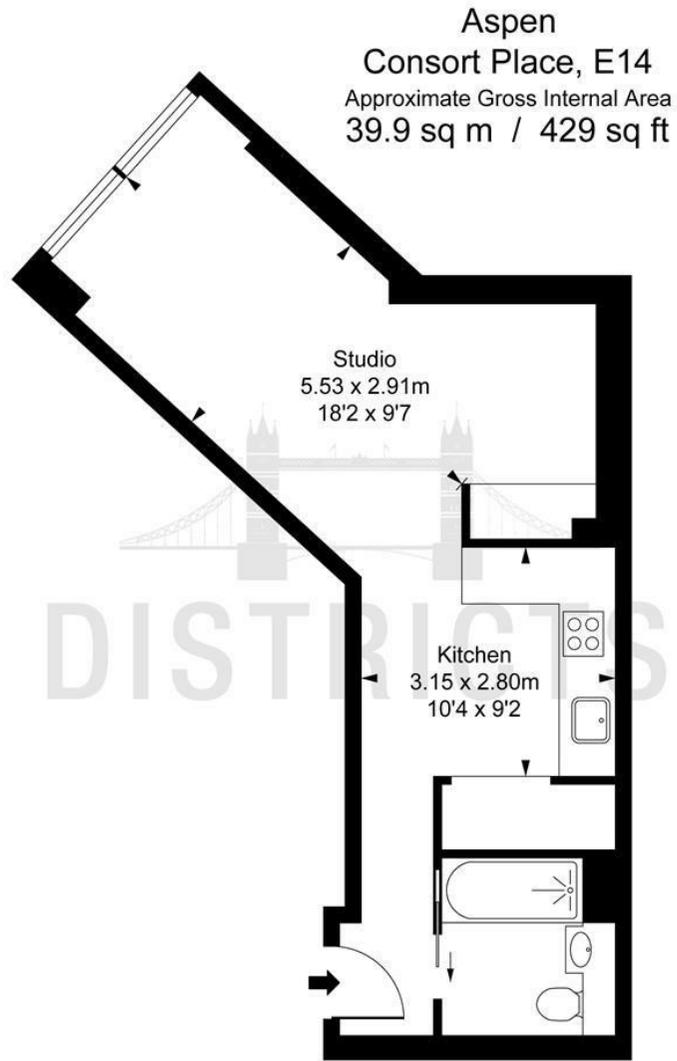


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 ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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