



Apartment 5120 75 Marsh Wall, London, E14 9TT

Offers in excess of £700,000

 1  1  1  B

A spacious and beautifully presented high floor one-bedroom apartment set within one of Canary Wharf's most iconic residential towers with a gross internal area of approx 640 sq ft. Whilst enjoying elevated views across the Canary Wharf skyline towards the O2, River Thames and Greenwich. Located within Berkeley Homes' prestigious South Quay Plaza development, designed by Foster + Partners, the property offers generous living space, exceptional natural light and a high-specification finish throughout.

Floor-to-ceiling windows flood the apartment with light, while comfort cooling and underfloor heating ensure year-round comfort. The contemporary open-plan kitchen is fitted with Siemens appliances and an integrated wine cooler, complemented by engineered timber flooring throughout the living areas and soft carpeting to the spacious double bedroom with fitted wardrobes. A sleek, modern bathroom completes the apartment.

Residents enjoy access to an outstanding collection of private amenities including a swimming pool, two gyms, spa facilities, private cinema, dining suite, entertainment lounge, sky bar and terrace, and a tranquil landscaped bamboo garden with hot tubs. Additional benefits include a co-working lounge, 24-hour concierge and on-site security.

Perfectly positioned in the heart of Canary Wharf, the property is moments from Canary Wharf station (Elizabeth and Jubilee lines) and South Quay DLR, providing fast connections across London, with Bond Street reachable in approximately 15 minutes.

Leasehold: 989 Years remaining approximately
Ground rent amount: Approx. £500pa.
Review period: Ask agent
Service charge amount: Approx. £5,960pa.
Review period: Ask Agent
Council tax band: E – Tower Hamlets

Electricity supply – Mains | Heating, Hot Water – Electric | Water Supply & Sewerage – Mains | Lift Access | Parking: No
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Tower Hamlets Council Website.



DISTRICTS



DISTRICTS



DISTRICTS



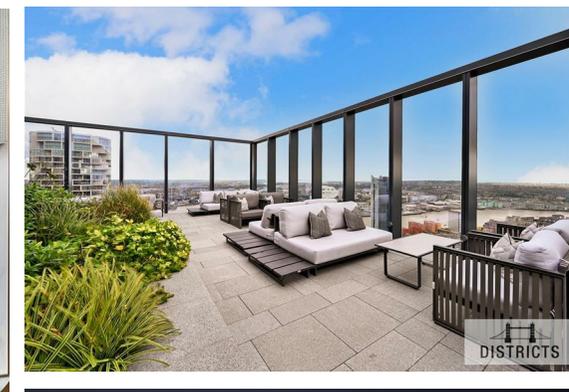
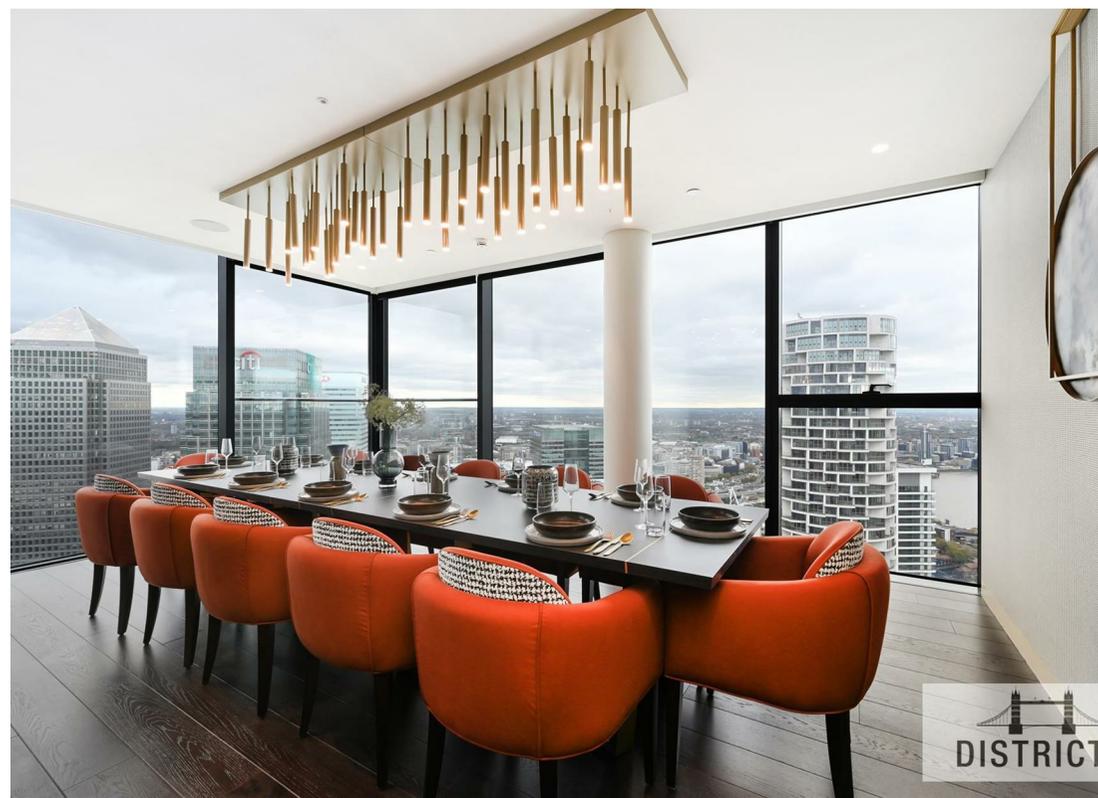
DISTRICTS



DISTRICTS

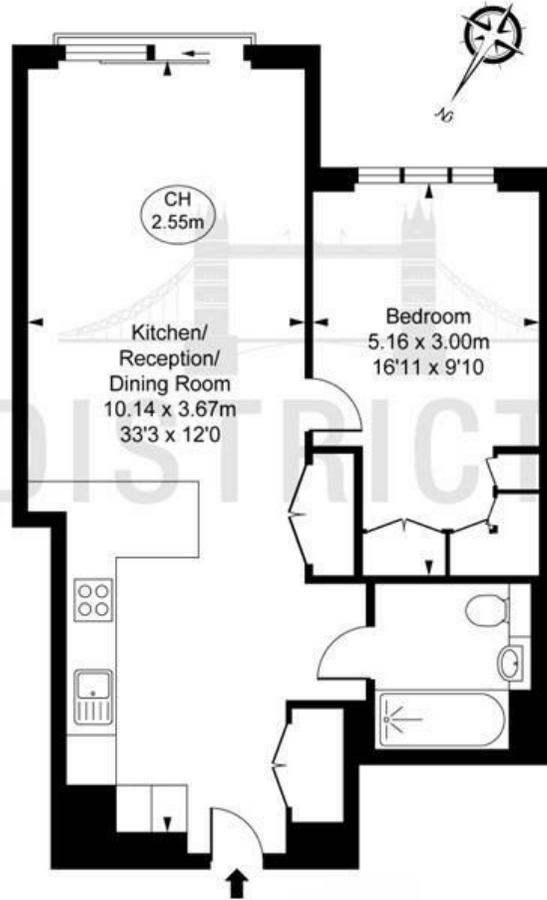


DISTRICTS



Hampton Tower,
Marsh Wall,
Tower Hamlets, E14

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
© Fulham Performance.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		83	83
(81-91) B			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.