



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

Guide price £425,000



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

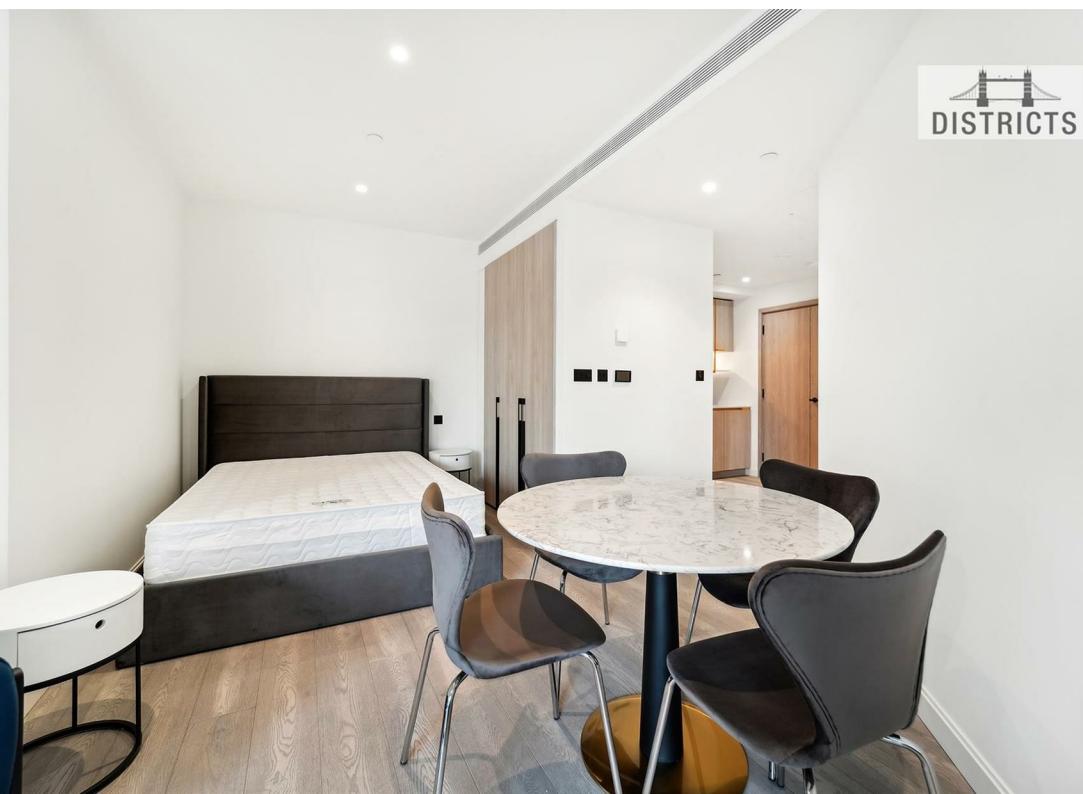
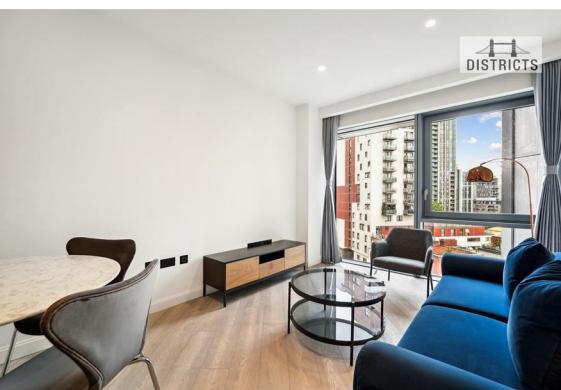
Council tax band: D – Tower Hamlets

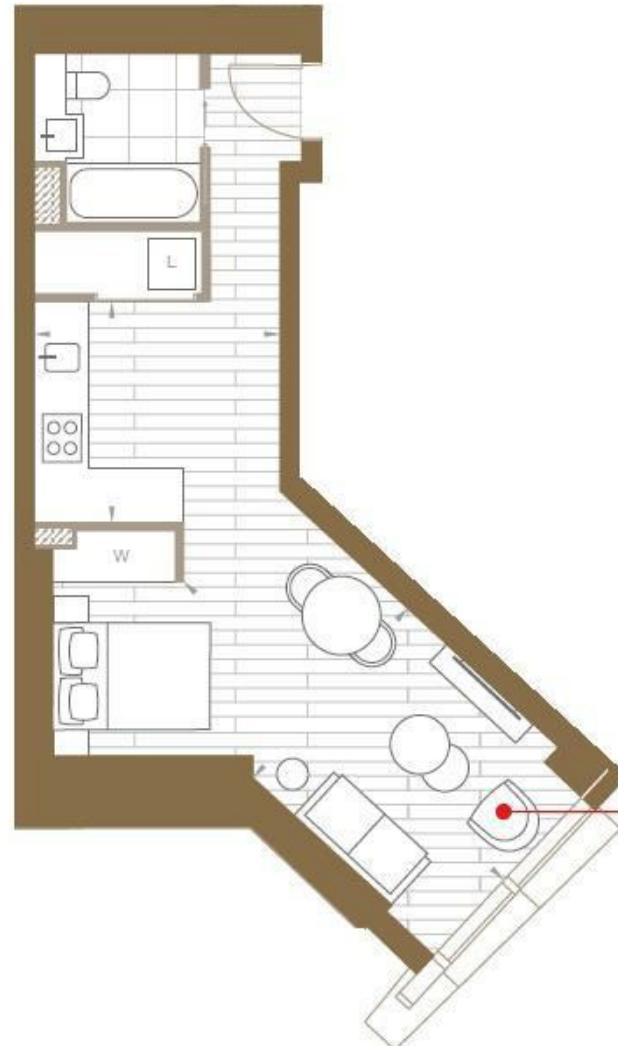
Electricity supply – Mains | Heating & Cooling – Mains | Water Supply & Sewerage – Mains | Lift Access

To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control







Total Internal Area **39.9 sq m / 429 sq ft**

Living & Dining **2910 x 5525 mm**

Kitchen **3150 x 2800 mm**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		81	81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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