



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

Guide price £425,000

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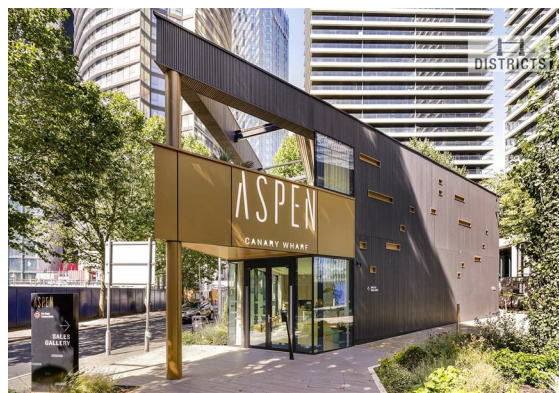
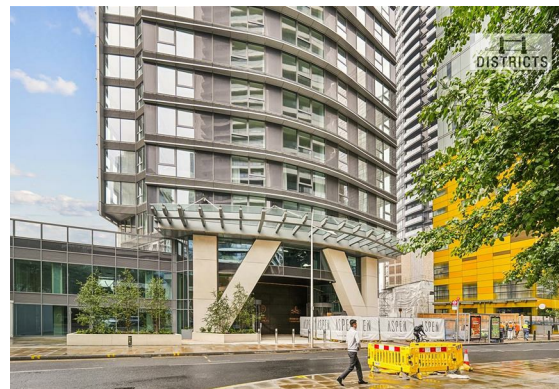
This modern studio apartment offers the perfect combination of contemporary design, comfort, and convenience. Flooded with natural light, the open plan living space features a sleek fitted kitchen, a versatile living/sleeping area, and a stylish bathroom, making it ideal for first-time buyers, investors,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

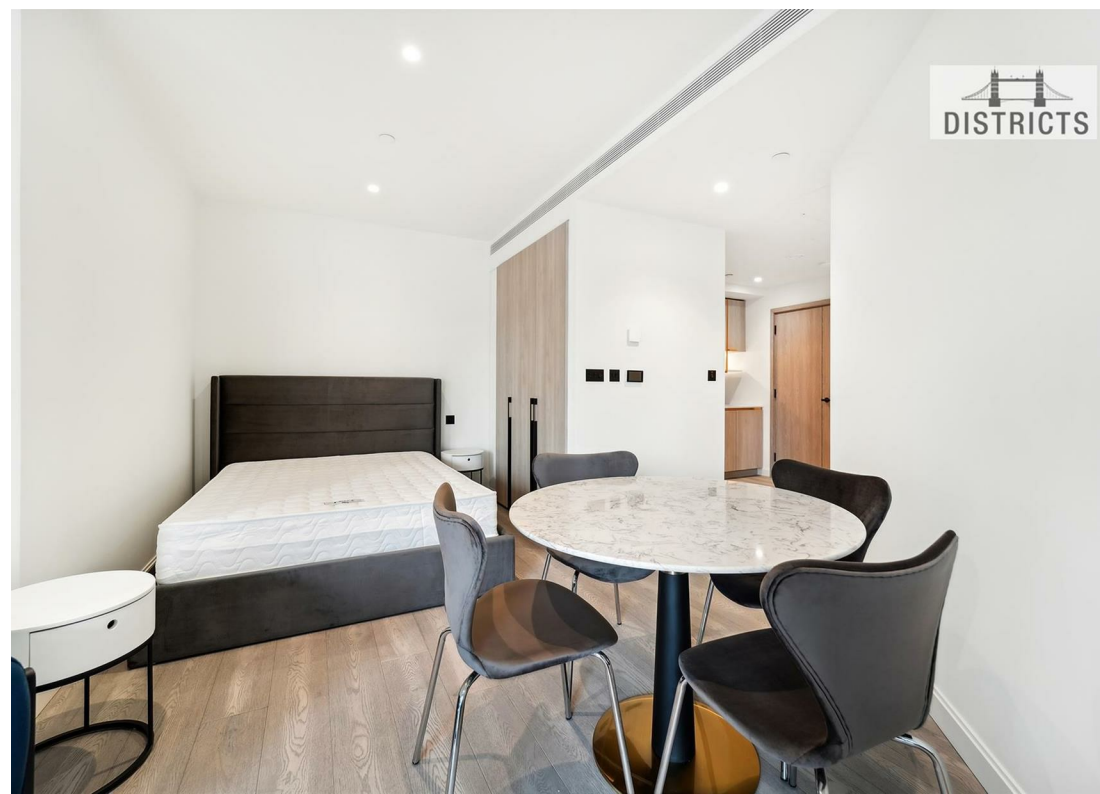
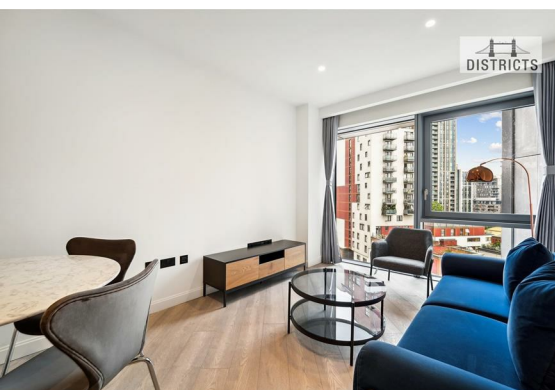
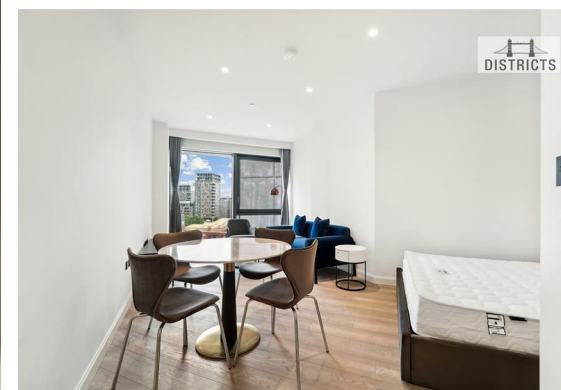
Located in the prestigious Marsh Wall development, residents enjoy access to excellent on-site amenities, including a concierge service, gym, and communal spaces. Transport links are superb, with Canary Wharf DLR, Jubilee and Elizabeth Line stations just a short walk away, providing quick access to central 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.

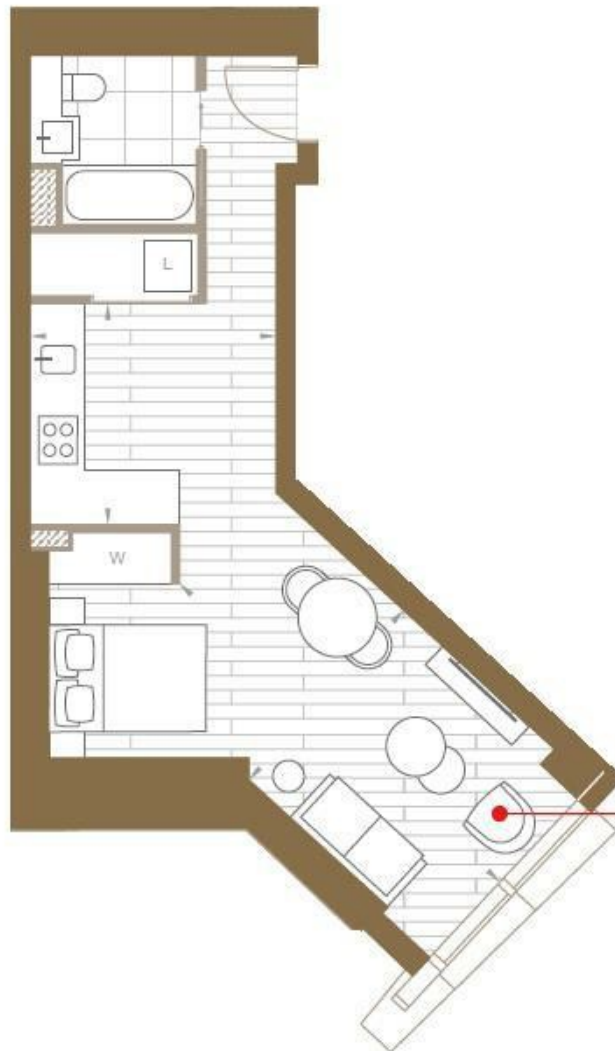
Leasehold: 995 Years remaining approximately
Ground rent amount: Peppercorn
Review period: Ask agent
Service charge amount: Approx. £3,591.84pa
Review period: Ask Agent
Council tax band: D – Tower Hamlets

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







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		
(81-91) B	81	81
(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

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