



80.74 Landmark Pinnacle, London, E14 9GU

£2,900 Per month

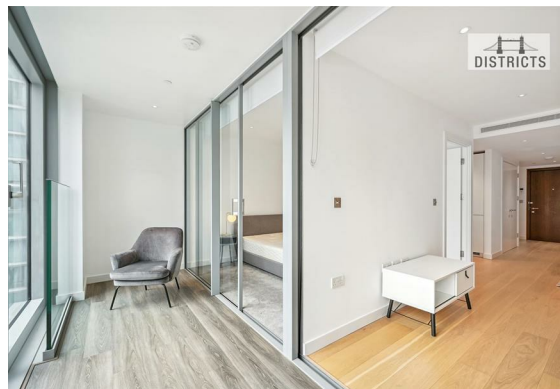
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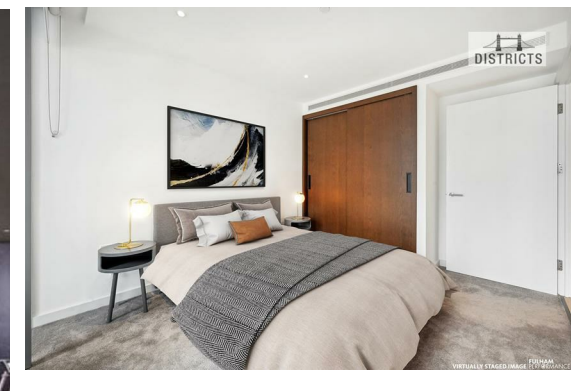
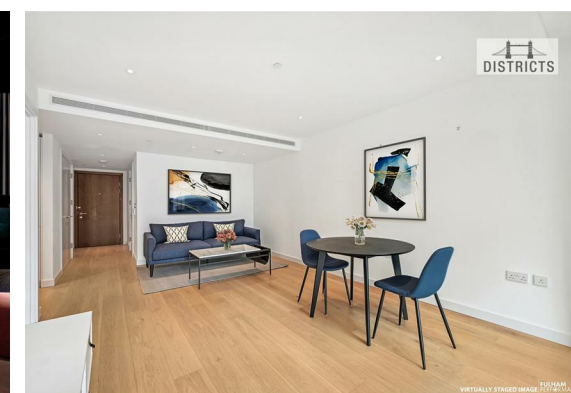
A double bedroom apartment situated on a high floor offering views over Canary Wharf Dock. Comprising a double bedroom, bathroom and open-plan reception with modern integrated kitchen for entertaining all those important guests. Residents enjoy a 5-star experience with the following amenities available for the resident's exclusive use: 24-hour concierge, private gym, cinema, lounge, roof terrace and golf simulator. Ideally situated for access to Heron Quays and South Quay DLR stations, Canary Wharf Station for the Jubilee Line and Elizabeth Line and Canary Wharf Pier for the Thames Clipper.

Set against the iconic backdrop of the Canary Wharf peninsula, Landmark Pinnacle is the tallest residential address in Western Europe, soaring 239 metres into the sky above London's most affluent and dynamic business district. So if you're looking for luxury living in one of the most sought after residential developments around you've found it. Inside this high-spec Pinnacle Residence, you'll find engineered-timber herringbone flooring throughout the living and dining areas, feature stone walls in the bath and shower rooms and brass tap-ware and brushed chrome ironmongery.

\*Photos have been digitally staged for marketing purposes.

- Electricity supply – Mains | Water supply – Mains | Sewerage – Mains | Heating – Mains Comfort heating and cooling
- To check broadband and mobile phone coverage please visit Ofcom
- Holding Deposit (1 weeks rent) | Deposit Payable (5 weeks rent) | Rent must be paid monthly in advance
- EPC Rating: B
- Council Tax Band: Tower Hamlets - E
- Change of contract fee: £50 including VAT
- Lift access | Cladding: EWS1 Certificate available



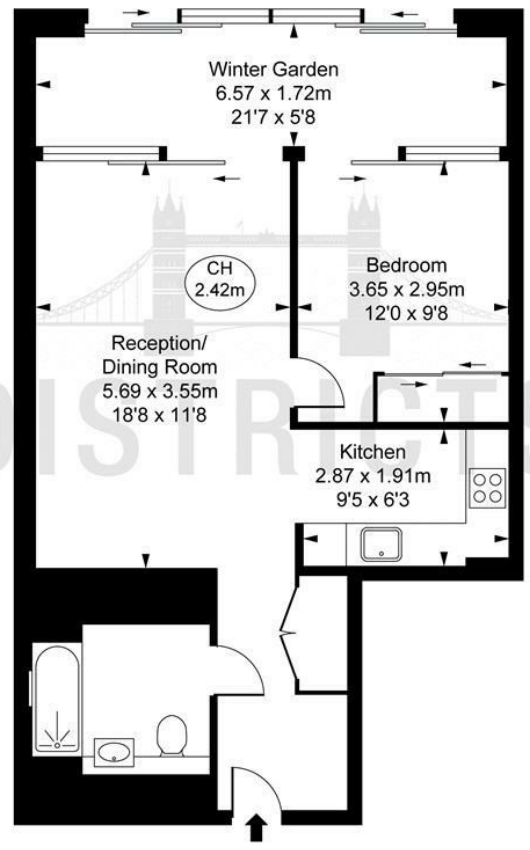


Landmark Pinnacle,  
Marsh Wall, E14

Approximate Gross Internal Area  
63.42 sq m / 683 sq ft

(Including Winter Garden  
11.04 sq m / 119 sq ft)

(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.  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | <b>85</b>               | <b>85</b> |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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.