



3005 Hampton Tower 75 Marsh Wall, London, E14 9RW

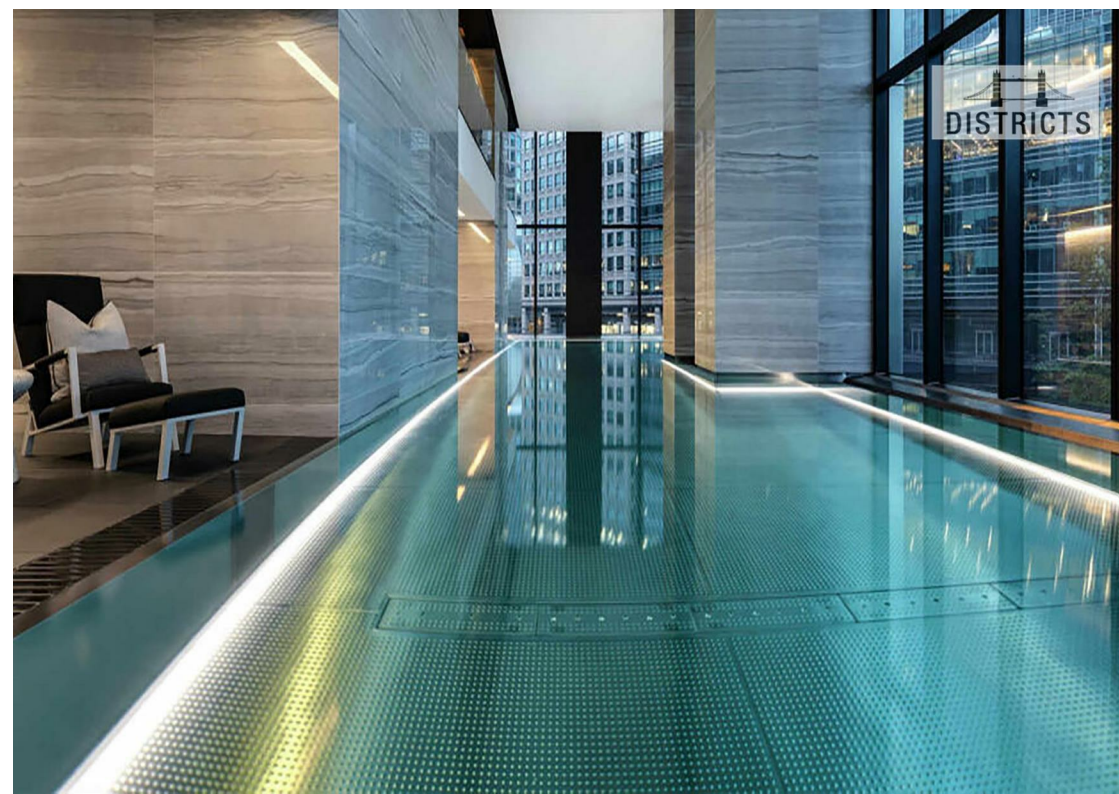
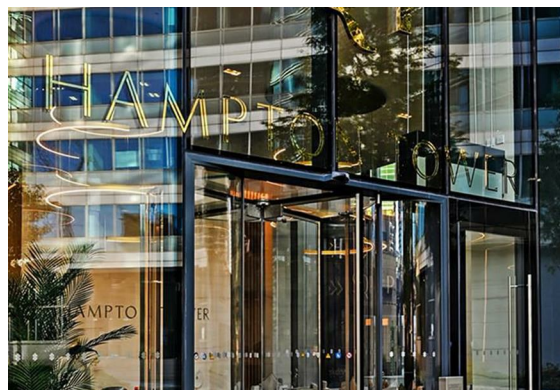
Asking price £875,000

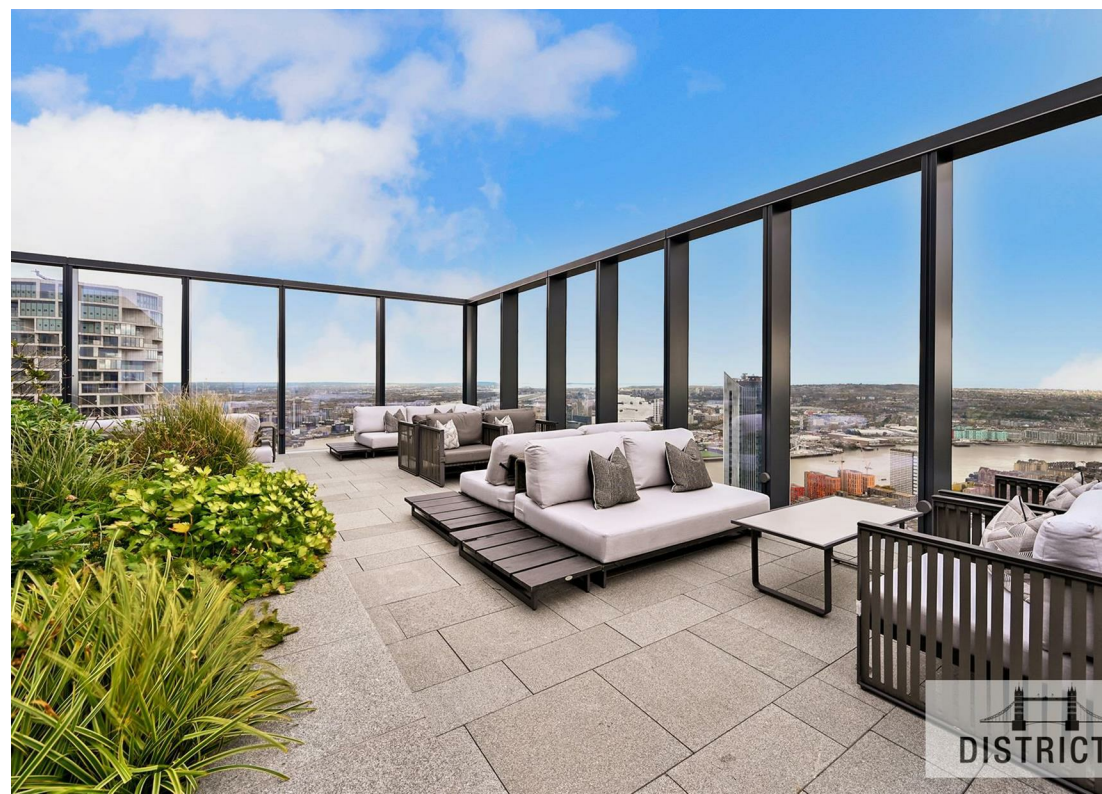
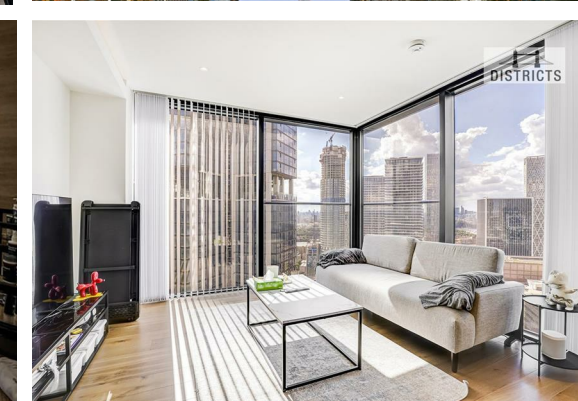
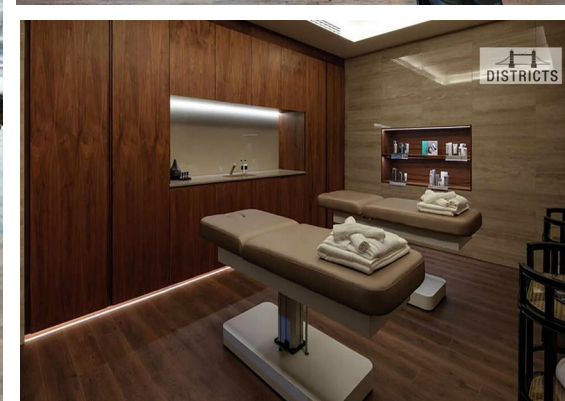
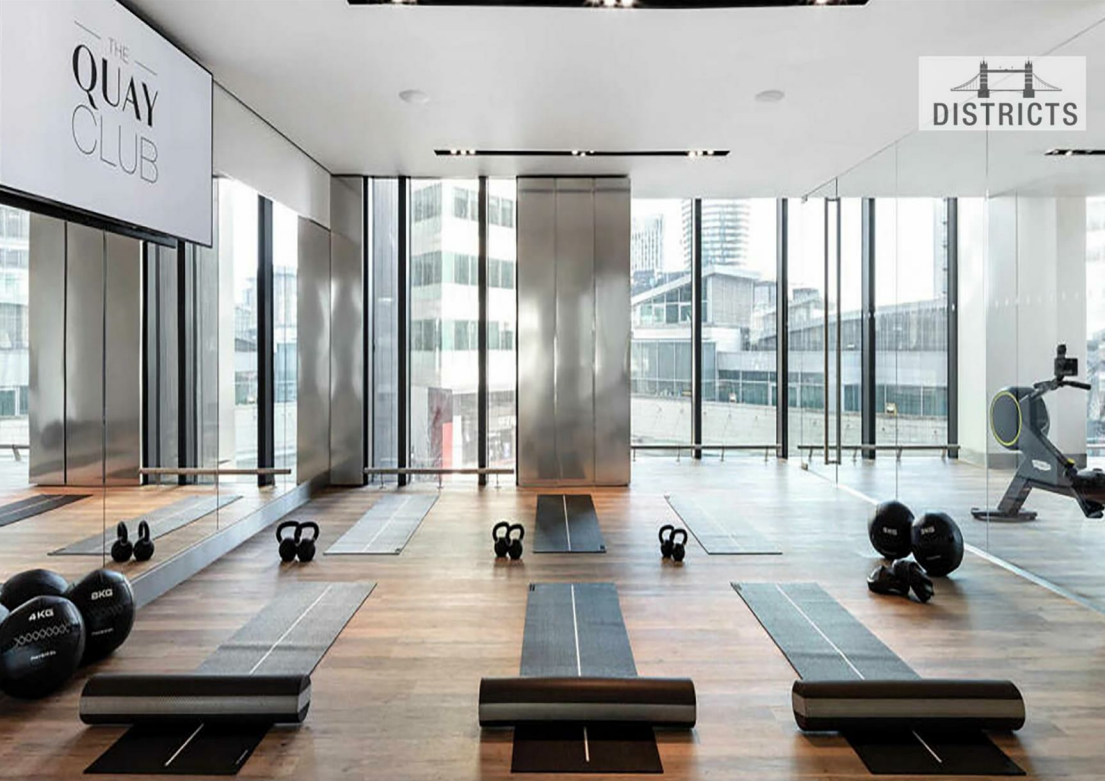
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Dual Aspect apartment situated on a high floor and offering spectacular views. Comprising an open plan reception with floor to ceiling windows framing spectacular views, modern integrated kitchen including Siemens appliances, reconstituted stone work surfaces, glass splash-backs and handle-free storage and two spacious double bedrooms, two luxury bathrooms (1 en-suite). The apartment further benefits from underfloor heating & comfort cooling. Located just a few moments from the heart of London's fastest growing business district, SQP is incredibly well connected with direct access to South Quay DLR station, less than 5 minutes to Canary Wharf underground station and the Elizabeth Line (Crossrail). Residents enjoy a 5-star lifestyle as they become exclusive members of The Quay Club, providing fantastic facilities including a state-of-the-art gym, 20m swimming pool overlooking the South Dock, business lounge, screening room and private dining room as well as the stunning 56th floor bar and terrace, offering panoramic views of the London skyline. Photos of a similar apartment.

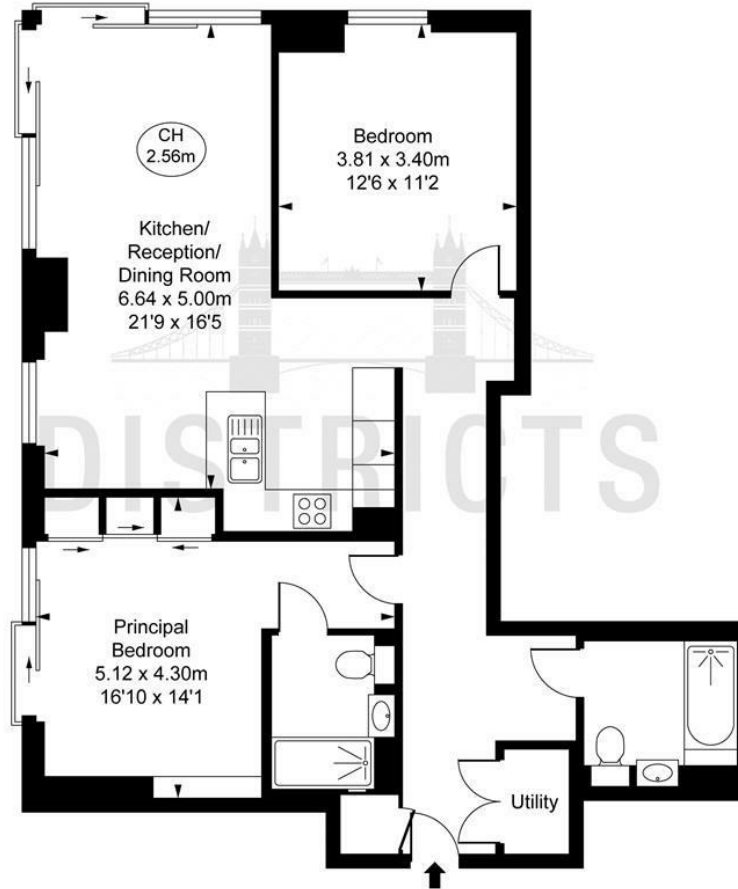
- Electricity supply – Mains | Water supply – Mains | Sewerage – Mains | Heating – Underfloor heating & Comfort cooling and heating
- To check broadband and mobile phone coverage please visit Ofcom here <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
- EPC Rating: B
- Council Tax: E, Tower Hamlets
- Lift access | Cladding: EWS1 Certificate available

£875,000 / Service Charge: TBC / Ground Rent: Peppercorn / Lease: 995 Years





Hampton Tower,
Marsh Wall, E14
Approximate Gross Internal Area
82.76 sq m / 891 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) A		84	84
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.