



**Apartment 2206, Hampton Tower 75 Marsh Wall, London,
E14 9RA**

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Districts London are happy to present this excellent one bedroom in the iconic Hampton Tower by Berkeley Homes. This ideally located apartment features floor to ceiling windows allowing in an abundance of natural light and allows stunning South Dock views with the iconic Canary Wharf skyline as your backdrop. Designed by leading architects, Foster+ Partners, the interiors at South Quay Plaza are finished to the highest of specification throughout with all main rooms benefitting from floor to ceiling windows. The apartment incorporates an open plan living space and fully integrated kitchen with Siemens appliances and soft close cabinetry, reconstituted stone work surfaces, luxury bathroom suite and double bedroom with sleek built in wardrobes.

Hampton tower is nestled just a minutes' walk to South Quay DLR and a short picturesque walk to the Jubilee and Elizabeth lines.

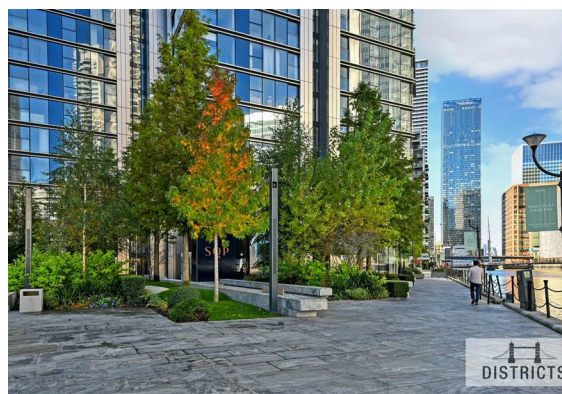
**Facility photos have been CGI generated for example purposes

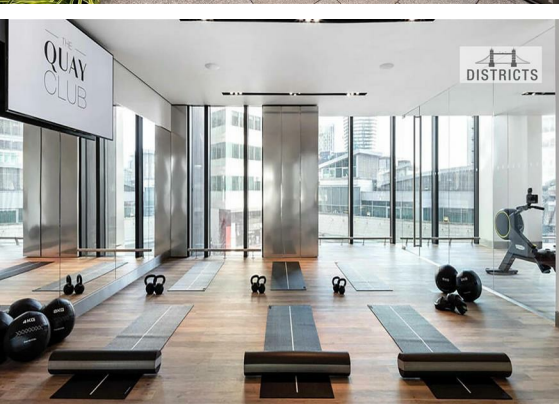
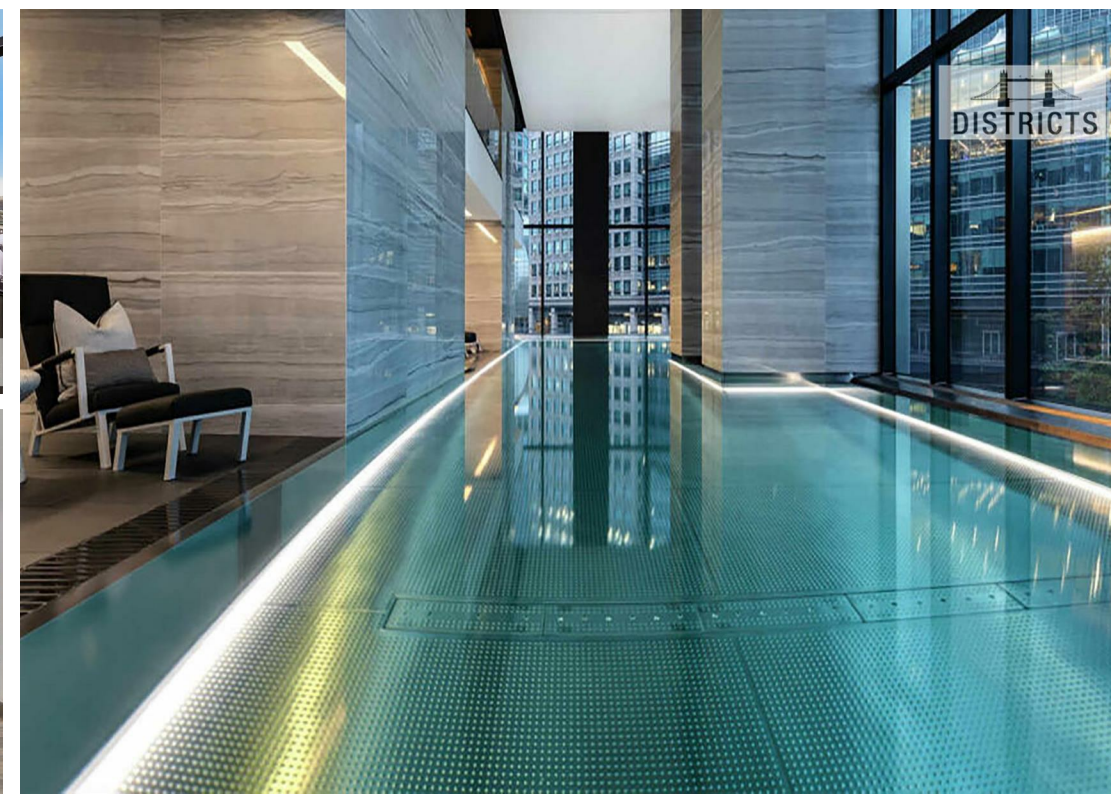
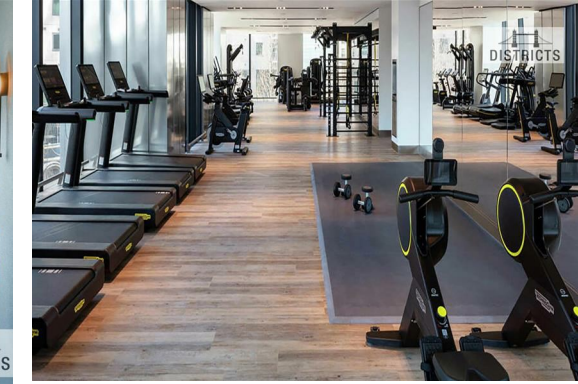
**Photos have been used of a similar property for marketing purposes.

Leasehold: 997 Years remaining approximately
 Ground rent amount: Approx. £500pa
 Review period: Ask agent
 Service charge amount: Approx. £2,951.53pa
 Review period: Ask Agent
 Council tax band: F - Tower Hamlets

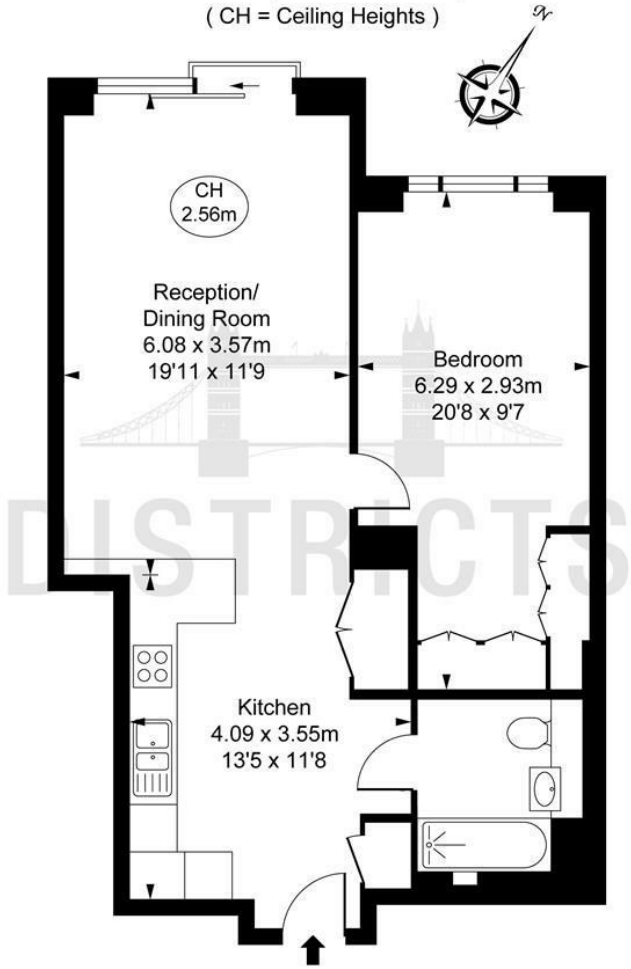
Electricity supply – Mains | Heating, Hot Water & Cooling – Mains | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Cert. available

To check broadband and mobile phone coverage please visit Ofcom
 To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control





Hampton Tower, E14
Approximate Gross Internal Area
59.22 sq m / 637 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		
(81-91) B	83	83
(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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