



**Apartment 2804 75 Marsh Wall, London, E14 9RA**  
**Guide price £675,000**



A beautifully presented one-bedroom apartment offers stunning views of the docks and Canary Wharf skyline. Featuring engineered timber flooring, a bright open-plan living area with floor-to-ceiling windows and Juliette balcony, and a bespoke kitchen with stone worktops and designer appliances. The bedroom includes fitted wardrobes and the apartment benefits from a sleek bathroom suite, ample storage, and comfort cooling.

\*\*Photos have been digitally dressed of a similar property for example purposes.

Residents enjoy 24-hour concierge, private security, a swimming pool, gym, spa, rooftop terrace, and access to additional facilities at Harcourt Tower, including co-working spaces, games and relaxation areas.

Designed by Foster + Partners and developed by Berkeley Homes, Hampton Tower offers exceptional specification and lifestyle amenities.

Leasehold: 990 Years remaining approximately

Ground rent amount: Approx. £250pa

Review period: Ask agent

Service charge amount: Approx. £6,050pa

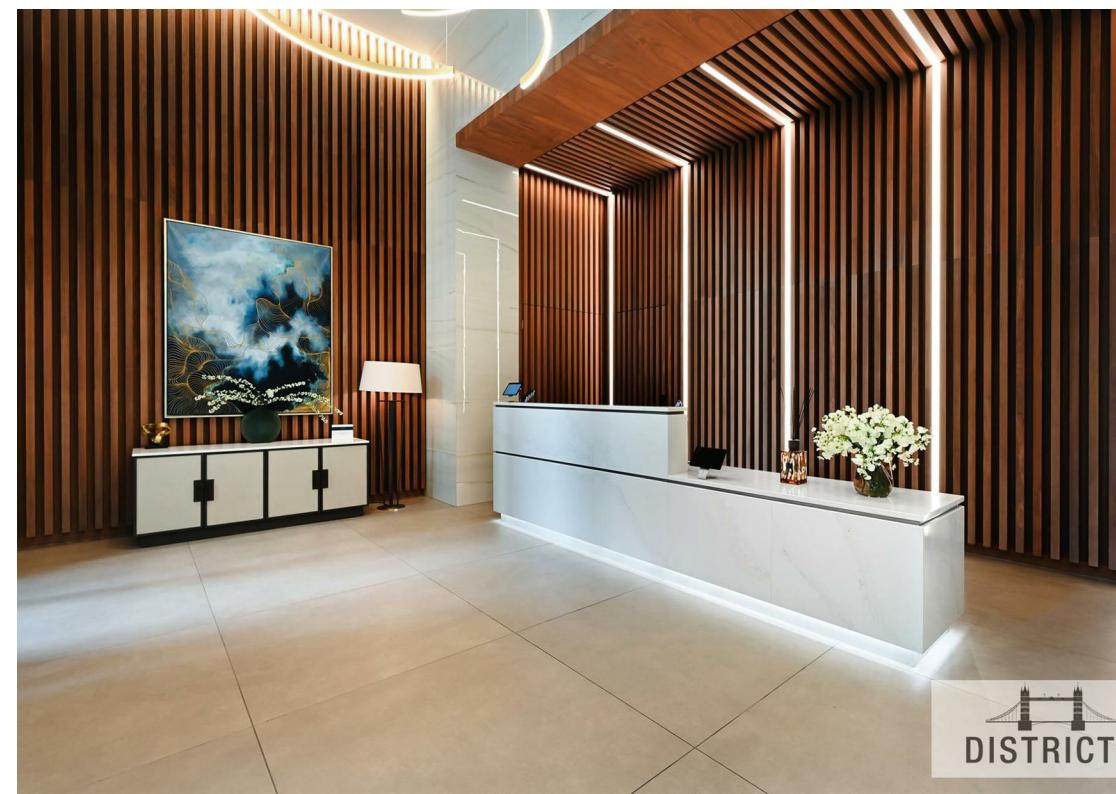
Review period: Ask Agent

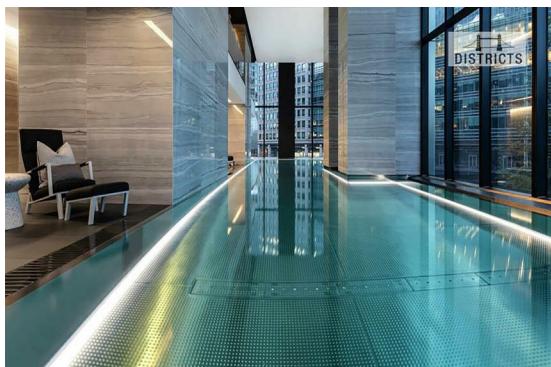
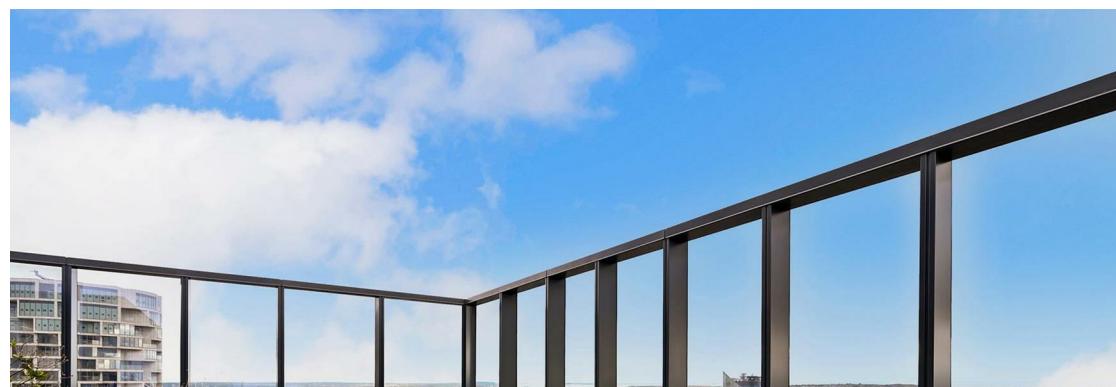
Council tax band: E - Tower Hamlets

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

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  
Marsh Wall, E14

Approximate Gross Internal Area  
58.14 sq m / 626 sq ft

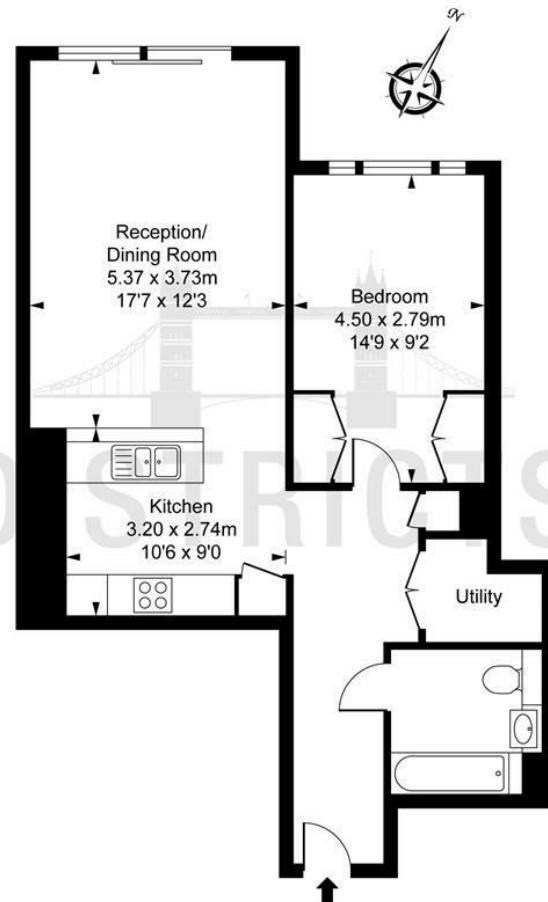


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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