



# Hampton Tower – 32nd Floor, Canary Wharf

£4,750



A stunning two bedroom property in Hampton Tower, part of the increasingly sought after South Quay development in E14.



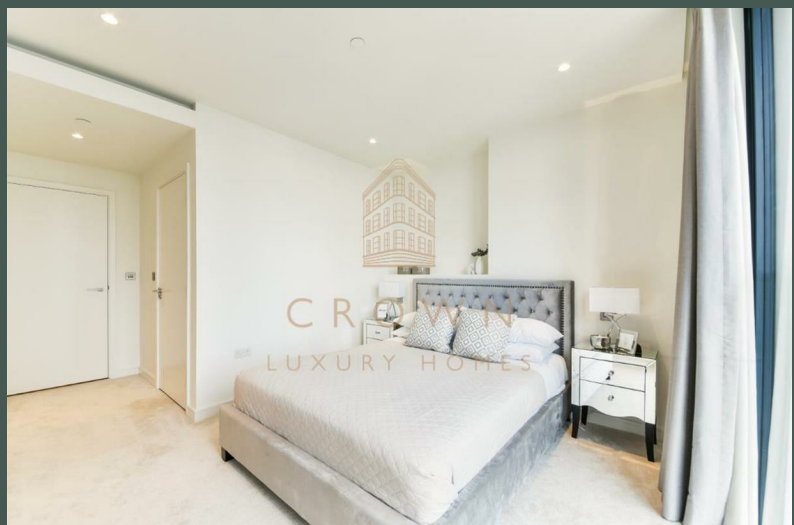
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- 32nd Floor
- Concierge Service
- Residents' Swimming Pool
- Residents' Lounge
- Modern Interior

- Tremendous Views
- Residents' Roof Terrace
- Residents' Gym
- Elizabeth Line, Jubilee & DLR Transport Links
- Floor-to-ceiling windows



## The Property

The expansive living and dining area creates a wonderful first impression, featuring incredible views across the London skyline that take in the O2, the dock and stretch all the way towards Greenwich Park. The large, sliding windows can be transformed into a Juliet balcony, all part of a warm, sophisticated space that's perfect for hosting or simply winding down at the end of a long day.

An adjacent, fully fitted kitchen has integrated Siemens appliances, a marble effect countertop, a fridge/freezer, dishwasher, wine fridge and an abundance of storage, making it highly functional and a pleasure to use. There's also a breakfast bar, there to help you ease yourself into your day in style.

Both bedrooms are a great size and also benefit from those amazing views across the horizon. The main bedroom has floor-to-ceiling wardrobes, excellent fixtures and an ensuite bathroom with a walk-in shower, rain effect shower head and a classic marbled finish. The second bedroom has direct access to the family bathroom, which features a large tub, mirrored units and that same flawless attention-to-detail.

Meanwhile, comfort cooling and underfloor heating mean being able to maintain the temperature that's exactly right for you throughout each room of this remarkably crafted property. There's cupboard space that can be used as a cloakroom, plus extra to house your washer/dryer.

For us, though, what makes this home really stand out is the way every aspect of the design adds to the overall aesthetic so as to create something really quite out-of-the-ordinary.

## South Quay Plaza Development

Residents at Hampton Tower have access to a range of world-class facilities, including an exclusive gym, swimming pool and residents lounge. A 24hr concierge service is on hand to ensure you get the absolute most from your experience, whilst local travel links are fast and effective.

In short, Hampton Tower remains one of London's premier living environments, dedicated to the health and wellbeing of everyone who lives there, all year round.

Local Council: Tower Hamlets  
 Council Tax Band: F

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

