



Sugar Quay - 10th Floor, City of London

£7,000,000



Breath-taking Views | Custom Shelves & Fixtures | 2x Balconies | Floor-to-ceiling Windows | Parking | Great Transport Links | Views of the Thames, The Shard & London Eye.



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- Breath-taking Views
- 2x Private Balconies
 - 24/7 Concierge
 - Residents' Gym
- Residents' Cinema Room

- Custom Shelves & Fixtures
- Views of River Thames, The Shard & London Eye
 - Residents' Lounge
 - Residents' Swimming Pool & Spa Facilities
 - Storage Unit



The Property

Experience unmatched views from this exceptional 3-bedroom, 3-bathroom apartment on the 10th floor of the prestigious Sugar Quay development.

From the moment you enter, you're welcomed into a bright, expansive living space designed with elegance and comfort in mind. Floor-to-ceiling windows wrap the lounge in natural light, while custom-made paneling, shelving, and fixtures elevate the room with a refined, bespoke finish. Thoughtfully integrated window seats invite you to soak in panoramic views of the River Thames, the Shard, and even the London Eye — a rare and ever-changing backdrop, day or night.

A private balcony extends from the living area, offering a quiet retreat where you can unwind while taking in the riverfront scenery.

The open-plan kitchen and dining area is ideal for entertaining, made even more spectacular by full-height windows that turn every meal into an occasion. The kitchen itself is sleek and social, featuring composite stone worktops, integrated Siemens appliances, and a central island — perfect for casual mornings or drinks with friends.

The master bedroom is a true sanctuary. Spacious and serene, it features a walk-in wardrobe, a luxurious en-suite bathroom with both a freestanding bathtub and a walk-in shower — all overlooking the River Thames. A second private balcony ensures you can enjoy the same stunning views from the comfort of your bedroom.

The second bedroom is equally well-appointed, complete with an en-suite bathroom featuring a walk-in shower, integrated wardrobes, and a window seat facing the City of London skyline.

The third bedroom offers flexibility and style, with built-in wardrobes and another charming window seat — ideal for reading or simply enjoying the far-reaching views across the capital.

A beautifully finished family bathroom in deep, sophisticated tones includes a walk-in shower and mirrored cabinets, completing the layout with a touch of modern elegance.

This home delivers the very best of riverside living — an expansive, thoughtfully designed space with breathtaking views and high-spec finishes throughout.

Sugar Quay Development

Sugar Quay is a prestigious riverside development located on the north bank of the River Thames, near Tower Bridge and the historic City of London. This prime location offers stunning views of the river and easy access to key financial, cultural, and commercial districts. With its blend of modern architecture and historic surroundings, Sugar Quay provides an exclusive and highly desirable living experience.

Resident Amenities:

24/7 Concierge & Security: A dedicated concierge team and secure entry systems ensure convenience and safety.

Fitness & Well-being: On-site gym, swimming pool, sauna, and spa facilities for residents.

Club Lounge & Cinema Room: Private residents' lounge, business suite, and a cinema room for relaxation and entertainment.

Landscaped Gardens & Outdoor Spaces: Beautifully designed communal areas with seating and greenery.

Secure Parking & Storage: Private underground parking and bicycle storage options available.

Proximity to Dining & Shopping: Walking distance to fine dining, boutique shops, and major retail hubs such as Leadenhall Market and One New Change.

Transport Links:

Underground & Rail:

Closest stations: Tower Hill (Circle & District Lines), Monument (Circle & District Lines), and London Bridge (Northern & Jubilee Lines).

Fenchurch Street and Liverpool Street stations provide national rail services.

Bus Services: Several routes connect Sugar Quay to the City, Canary Wharf, and other parts of London.

River Transport: Tower Pier and London Bridge City Pier offer Thames Clipper services for a scenic commute along the river.

Cycle & Pedestrian Access: The development is well-connected to cycling routes and pedestrian-friendly pathways along the Thames.

Additional Information

Heating/Hot Water Provider: TBC

Council: City of London, Band: H

Service Charge: £23,925.70 per annum (subject to change)

Ground Rent: £1,250 per annum (subject to change)

Local Council: City of London
Council Tax Band: H
Leasehold

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

