

Landmark Pinnacle, 10 Marsh Wall, London, E14 9GU

£599 Per Week

A ONE BED 14TH FLOOR RIVER VIEW APARTMENT LOCATED IN ONE OF LONDON'S TALLEST RESIDENTIAL BUILDINGS
ENJOY AMAZING VIEWS FROM THE APARTMENT OR THE 56TH FLOOR GYM OR INDEED THE 75TH FLOOR ROOF GARDENS

Stunning South facing uninterrupted River views from all rooms in this one bedroom apartment located in Landmark Pinnacle located off Marsh Wall moments from Canary Wharf itself
The 683 square feet of accommodation includes a spacious reception room with open plan luxury kitchen, floor to ceiling windows over The Thames and access to a winter garden. The double bedroom offers ample built in storage and also opens up to the winter garden, There is a luxury bathroom suite and further storage space.

Comes furnished.

PROPERTY AVAILABLE FROM 25.08.2022

- LANDMARK PINNACLE
- 683 SQ FOOT
- CINEMA & MEDIA ROOMS
- SOUTH FACING
- 75 FLOOR TOWER
- WINTER GARDEN
- 56TH FLOOR GYM & LOUNGES
- 14TH FLOOR 1 BED APARTMENT
- AMAZING RIVER VIEWS
- 75TH FLOOR ROOF GARDEN

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56TH FLOOR GYM (CGI)



75TH FLOOR GARDENS



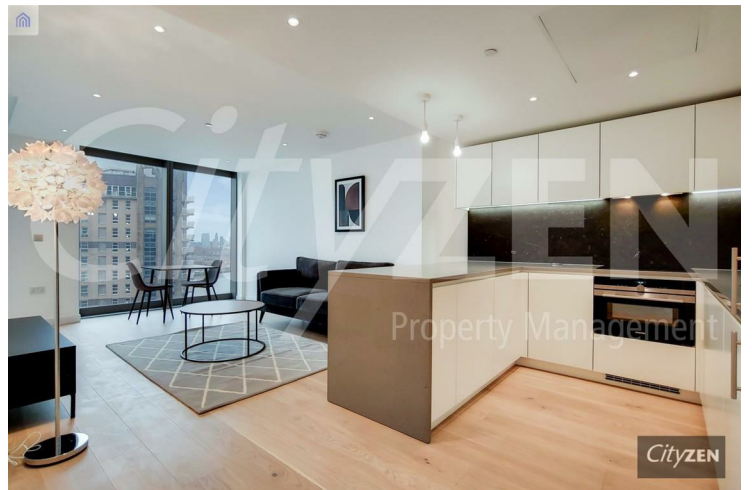
RESIDENTS LOUNGE & DINING AREAS



75TH FLOOR GARDENS



RESIDENTS LOUNGE & DINING AREAS



RECEPTION ROOM

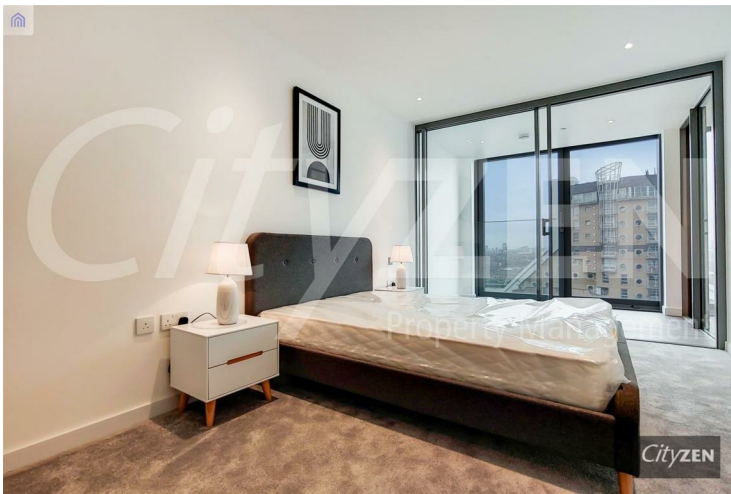
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KITCHEN



RECEPTION ROOM



BEDROOM



WINTER GARDEN



RECEPTION ROOM



BEDROOM

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BATHROOM



VIEW FROM APARTMENT



LANDMARK PINNACLE



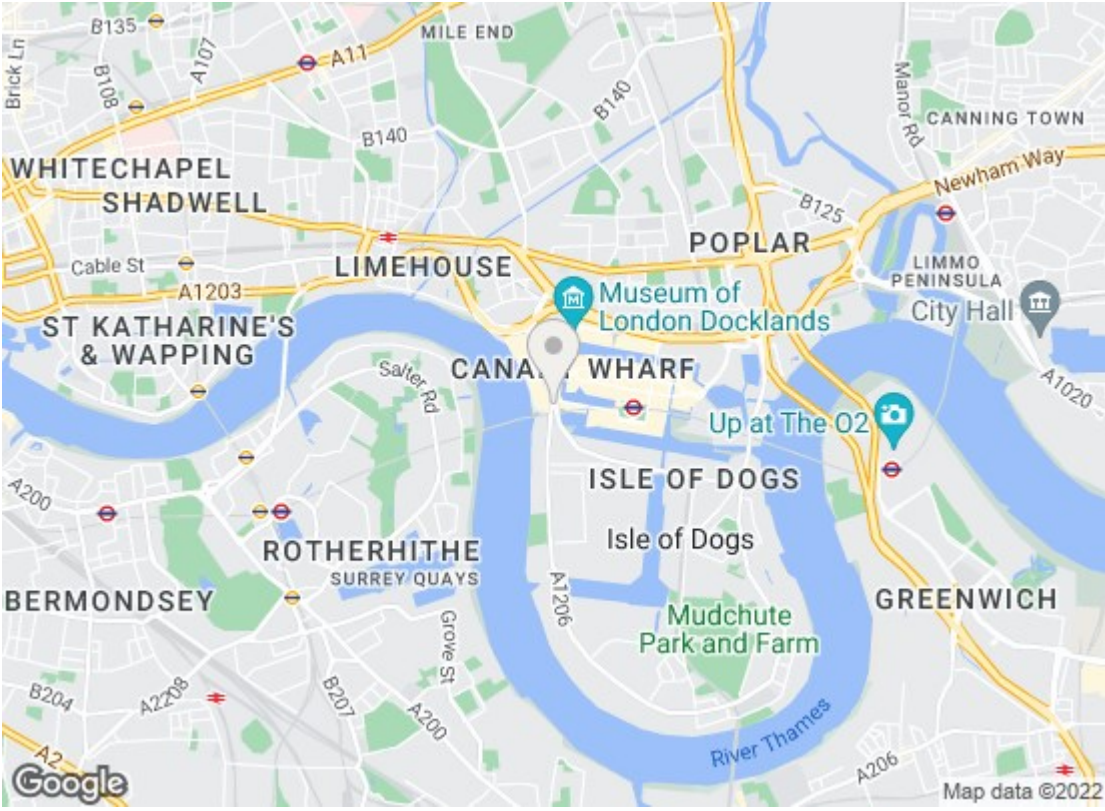
— Fourteenth Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 63.50 sqm / 683.51 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes common areas, restricted head height 58.09 sqm / 625.28 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.00 sqm / 0.00 sqft
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Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL: 64.65 sqm / 695.89 sqft
IPMS 2B COMMERCIAL: 59.97 sqm / 645.51 sqft
SPEC ID: 600nb0585ad5320dca081130



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.