



Hampton Tower, 75 Marsh Wall, London, E14 9RJ

£900 Per Week

A 33RD FLOOR 956 SQUARE FOOT 2 BED 2 BATH APARTMENT IN HAMPTON TOWER PART OF BERKELEY HOMES SOUTH QUAY PLAZA DEVELOPMENT ON MARSH WALL E14

South Quay Plaza is one of the tallest residential towers in Europe designed by "Foster & Partners" topping out at 68 floors with amenities including one of the highest bars in Europe located on the 56th floor, a cinema, gym, 160 square meter pool, 24 hour concierge and 2.6 acres of gardens all within 0.3 miles of Canary Wharf station

This apartment comprises a large dual aspect West facing reception room with floor to ceiling windows which slide back to let the outside in. A state of the art kitchen, double bedroom with ample storage and En suite with a free standing roll top bath with views of the London skyline! The second bedroom has use of a spacious bathroom suite and additional storage located off the hallway

COMES FURNISHED.

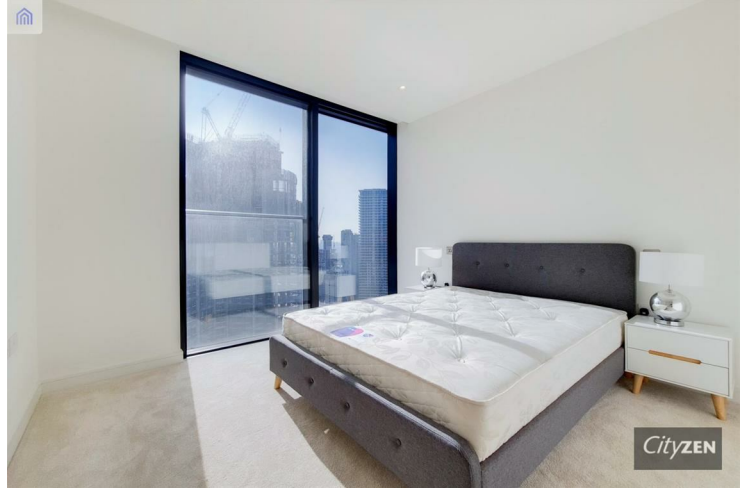
AVAILABLE FROM 04.09.2024

- 33RD FLOOR
- HAMPTON TOWER
- DESIGNED BY FOSTER & PARTNERS
- FLR TO CEILING SLIDING WINDOWS
- 2 BED 2 BATH
- PART OF SOUTH QUAY PLAZA
- POOL,GYM,CINEMA & CONC
- 950 SQUARE FEET
- AVAILABLE FROM 04.09.24
- 56TH FLR RESIDENTS BAR

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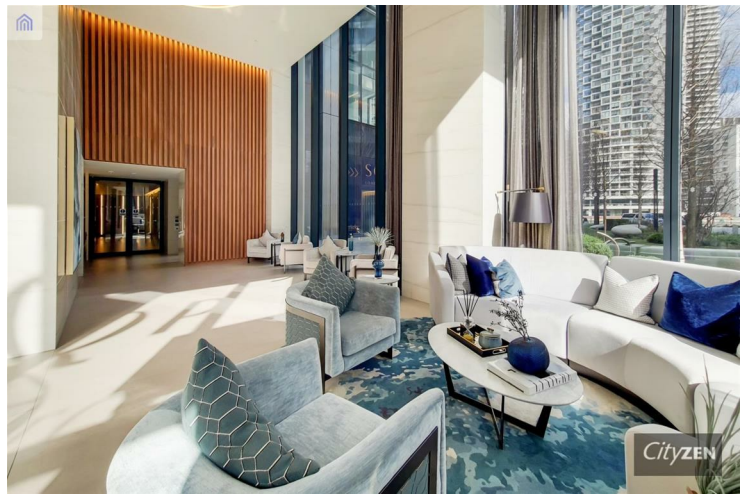
RECEPTION ROOM



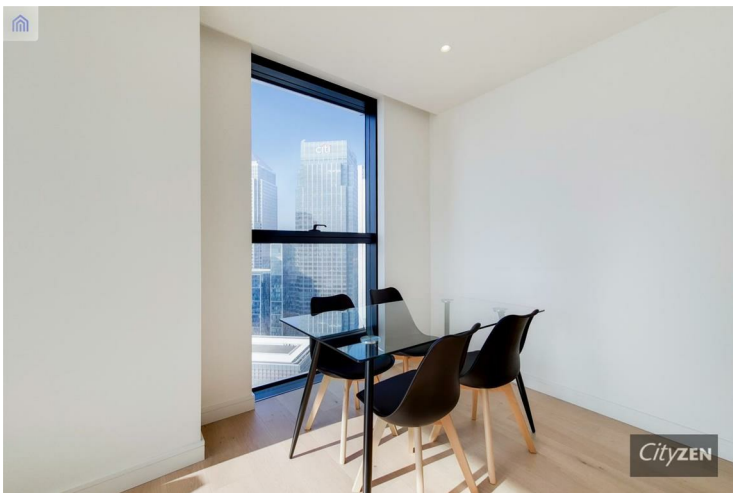
BEDROOM ONE



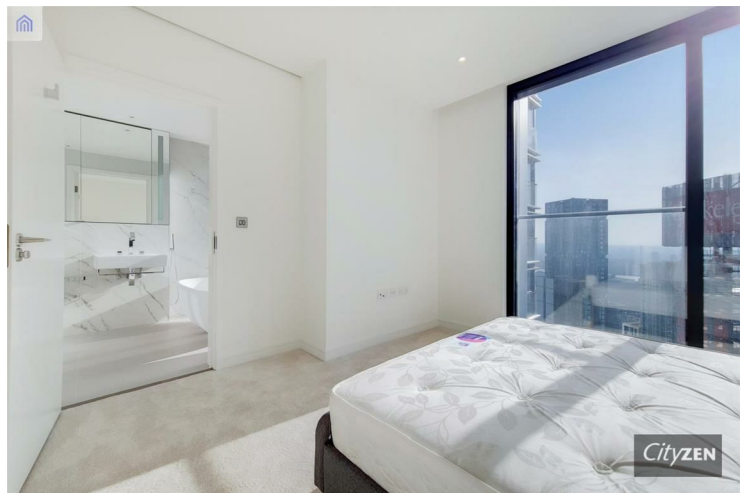
KITCHEN



RESIDENTS LOBBY



RECEPTION ROOM



BEDROOM ONE

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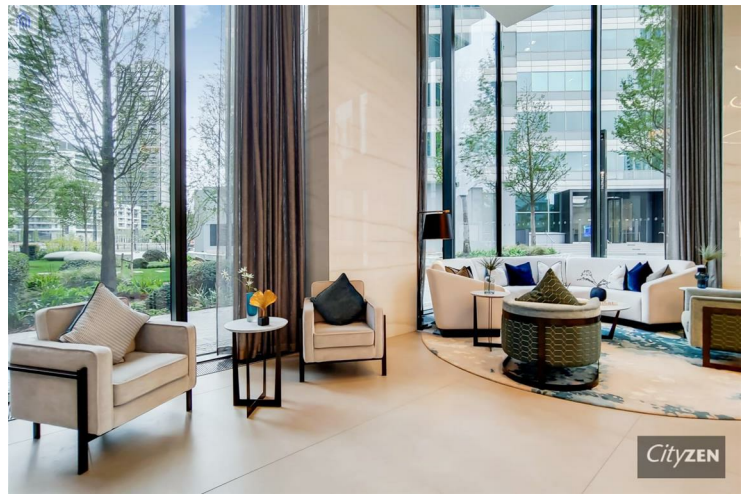
BEDROOM TWO



BUILDING ENTRANCE



BATHROOM



RESIDENTS LOBBY



HAMPTON TOWER



HAMPTON TOWER

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BEDROOM TWO



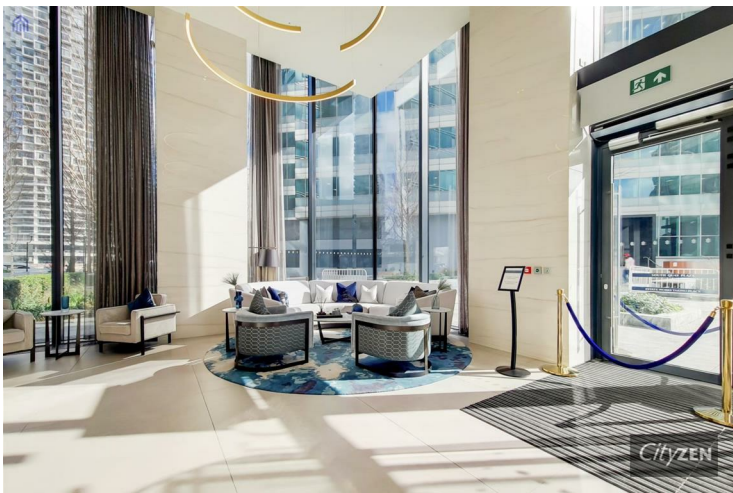
HAMPTON TOWER



EN-SUITE



RESIDENTS CINEMA

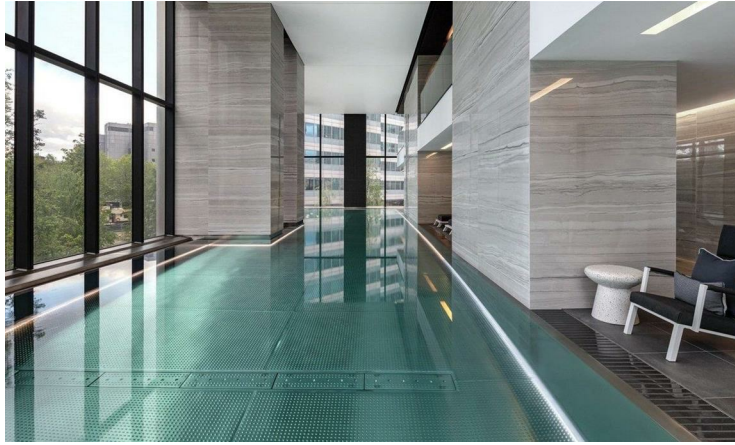


RESIDENTS LOBBY



RESIDENTS ROOF GARDEN

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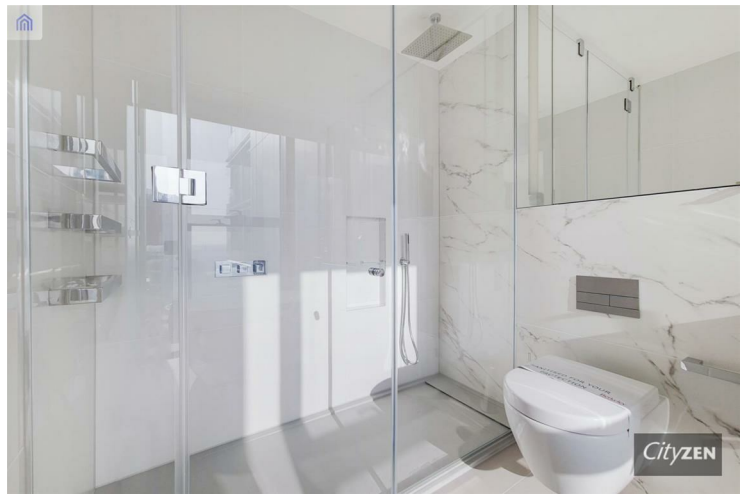
RESIDENTS POOL



RECEPTION ROOM



RESIDENTS BAR (FLOOR 56)



EN-SUITE



RESIDENTS BAR (FLOOR 56)

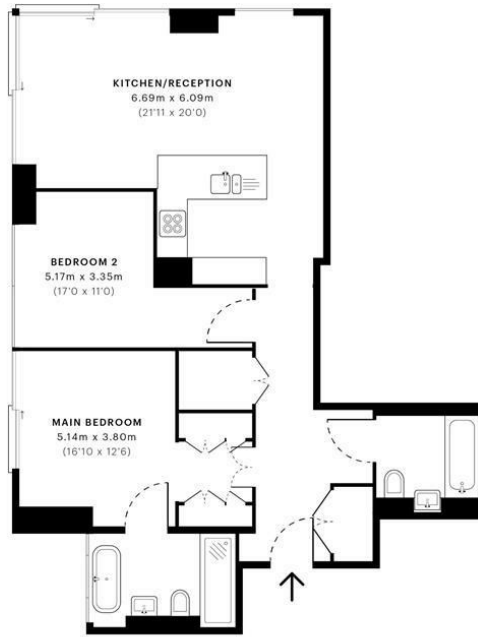


EN-SUITE

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HAMPTON TOWER



- Thirty-third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
88.83 sqm / 956.16 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes non-usable, unenclosed height
84.20 sqm / 906.32 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.5m
0.00 sqm / 0.00 sqft

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 3B Residential: 88.83 sqm / 954.22 sqft
IPMS 3C Residential: 85.24 sqm / 917.52 sqft

spec Verified
RICS Certified Property Measurer
spec id: 622928385c2beb0d6d8b2a0c



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		
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.