

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

**£695 Per Week**

A 58TH FLOOR ONE BED "PINNACLE RESIDENCE" APARTMENT WITH IN OUR OPINION, ONE OF THE BEST VIEWS IN CANARY WHARF UP & DOWN THE THAMES

THIS PROPERTY IS A "PINNACLE RESIDENCE" MEANING IT HAS EXCLUSIVE FAST LIFT ACCESS TO FLOORS 57+ AND UPGRADED SPEC INCLUDING HERRINGBONE FLOORS, STONE KITCHEN WORK TOPS & ISLAND AS WELL AS BLACK GRANITE FEATURE WALLS IN THE BATHROOM.

Stunning views from all rooms in this one bedroom apartment located on Marsh Wall moments from Canary Wharf itself

The spacious accommodation includes a large reception room with open plan luxury kitchen, floor to ceiling windows with amazing views up and down The Thames. The double bedroom offers ample built in storage and there is further storage and a luxury bathroom suite off the hallway.

Comes furnished.

AVAILABLE FROM 17.09.2024

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- DEDICATED LIFT TO FLOORS 57+
- STONE WORK TOPS & ISLAND
- 75TH FLOOR ROOF GARDEN
- 58TH FLOOR
- HIGHER SPEC APARTMENT
- CINEMA & MEDIA ROOMS
- ONE BED APARTMENT
- HERRINGBONE FLOORS
- 56TH FLOOR GYM & LOUNGES

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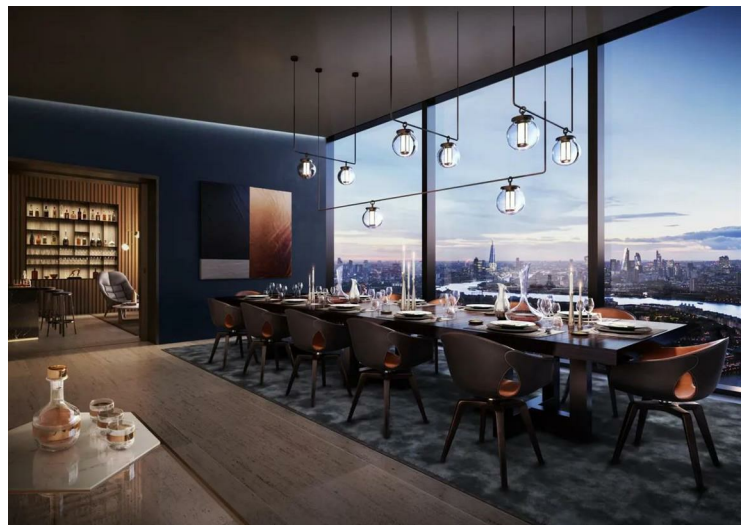
LANDMARK PINNACLE



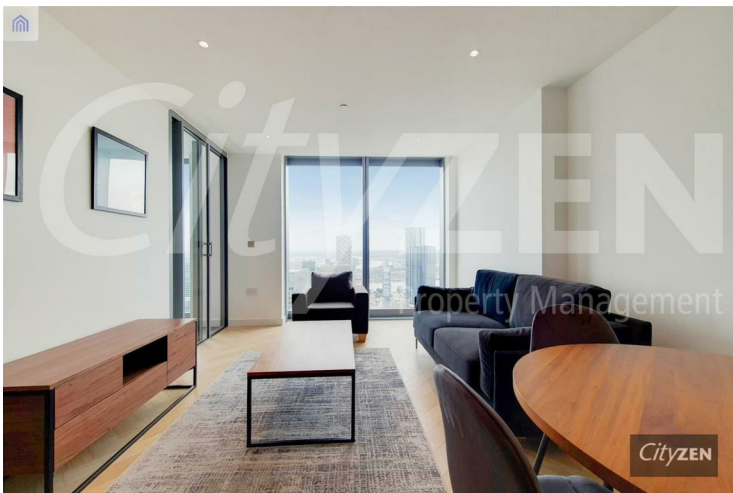
75TH FLOOR GARDENS CGI



KITCHEN



RESIDENTS LOUNGE & DINING AREA CGI



RECEPTION ROOM



75TH FLOOR GARDENS CGI



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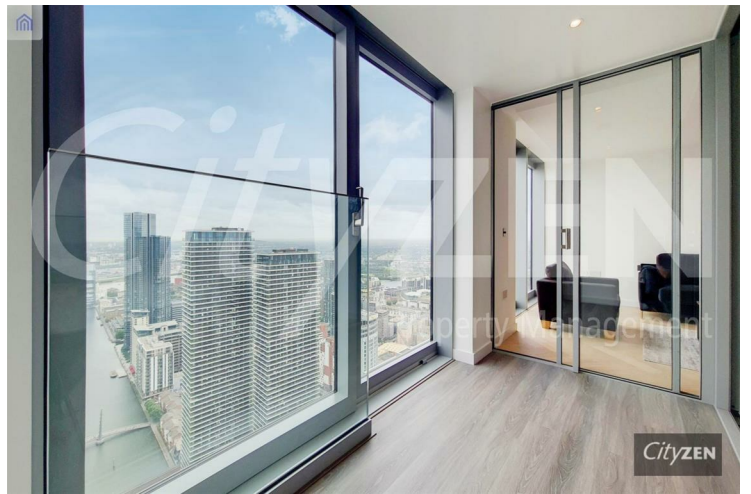
RESIDENTS LOUNGE & DINING AREA CGI



RECEPTION ROOM



56TH FLOOR GYM



SUN ROOM/WINTER GDN (SIMILAR FLAT)



BEDROOM



RECEPTION ROOM

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**BEDROOM**



**VIEW FROM APARTMENT**

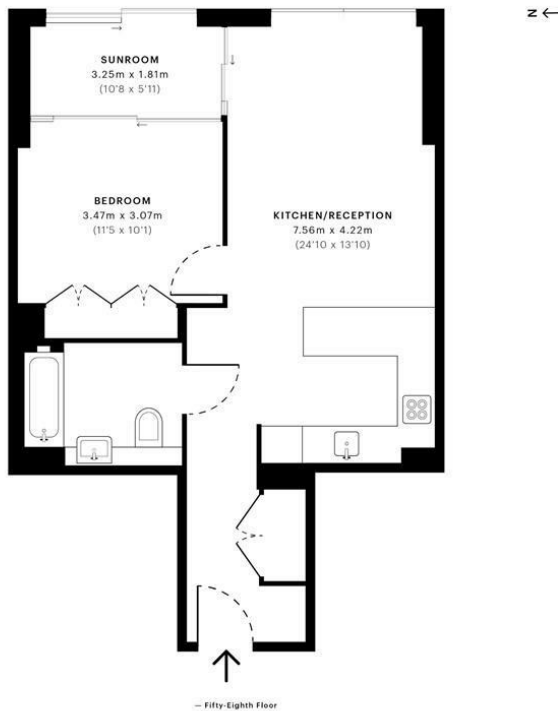


**BEDROOM**



**BATHROOM**





**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
58.06 sqm / 624.95 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes maximum restricted head height  
55.51 sqm / 597.50 sqft

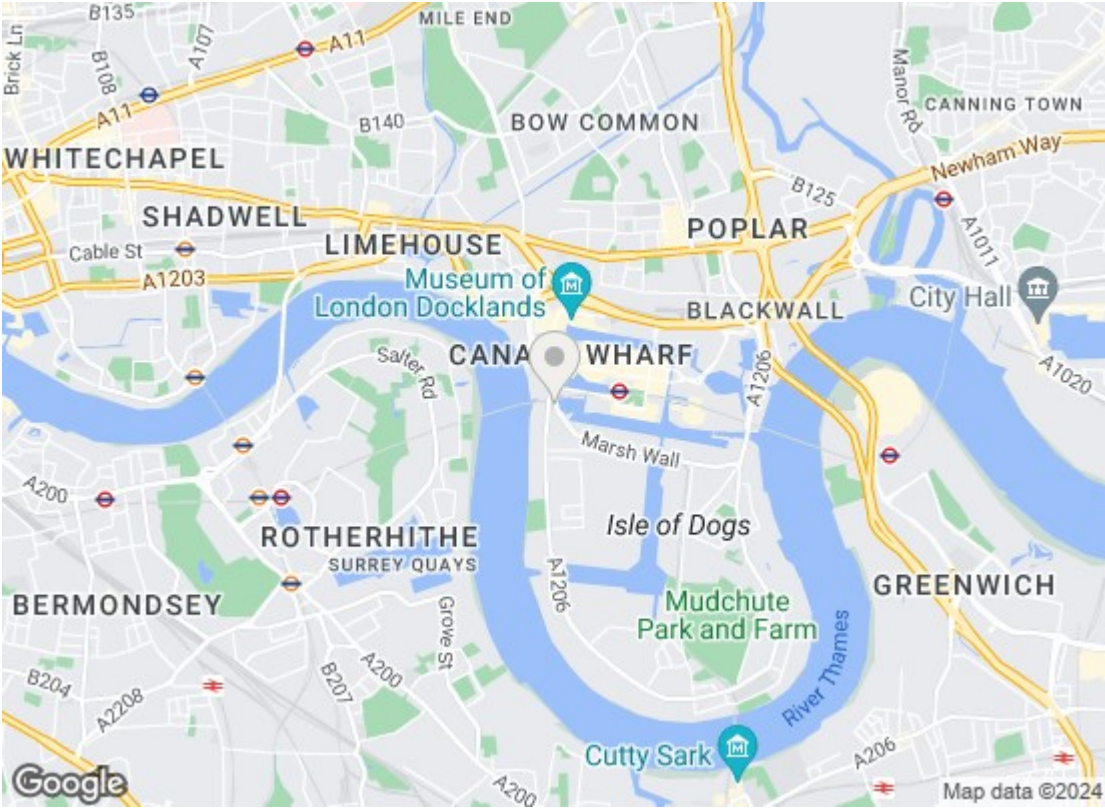
**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas, etc.  
0.00 sqm / 0.00 sqft

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

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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: 58.02 sqm / 620.58 sqft  
IPMS 2C RESIDENTIAL: 56.31 sqm / 602.27 sqft

spec id: 610819468dca020d0cbe8267f



**Energy Efficiency Rating**

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            | <b>85</b> | <b>85</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

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