

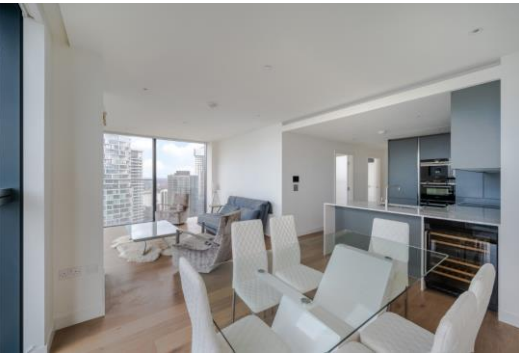


Hampton Tower

75 Marsh Wall, E14

Asking Price £1,500,000

A fabulous dual-aspect 38th floor 3 bedroom 2 bathroom corner apartment in the prestigious Hampton Tower, in Berkeley's new South Quay Plaza development. The property boasts towering, & quintessential Canary Wharf & dock views, & towards the river. Secure, underground parking included; offered chain-free.



Hampton Tower

75 Marsh Wall, E14

- 1238sq ft 38th floor 3 bedroom 3 bathroom apartment.
- Dual-aspect corner apartment with 2 juliet balconies.
- Incredible on-site facilities inc: 24hr concierge, gym, & pool.
- 56th floor communal roof terrace; residents' bar / lounge & screening room.
- Secure, underground parking space; offered chain-free.



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Designed by leading architects, Foster+ Partners, the interiors at South Quay Plaza are second to none with designer kitchens, engineered flooring throughout the living area and underfloor heating. Residents of South Quay Plaza benefit from 24hr concierge, gym, pool, spa facilities, cinema, private dining area and private terrace on the 56th floor.

Ideally located close to Canary Wharf, which has now overtaken the City of London as Europe's pre-eminent financial hub, South Quay Plaza enjoys unparalleled transport connections. Perfectly set just a short walk away from both Canary Wharf Underground and South Quay DLR stations, the transport links are fantastic. These include the newly opened Crossrail/Elizabeth Line, Jubilee Line, Docklands Light Railway and Thames Clipper boat services.

The property benefits from a rare, secure underground parking space & is being sold chain-free.

Tenure: Leasehold – 990 years remaining approx.
Service Charge: £13,230 pa approx.
Ground Rent: £700pa (increases every 10 years from commencement (RPI)
Local Authority: Tower Hamlets
Council Tax Band: G

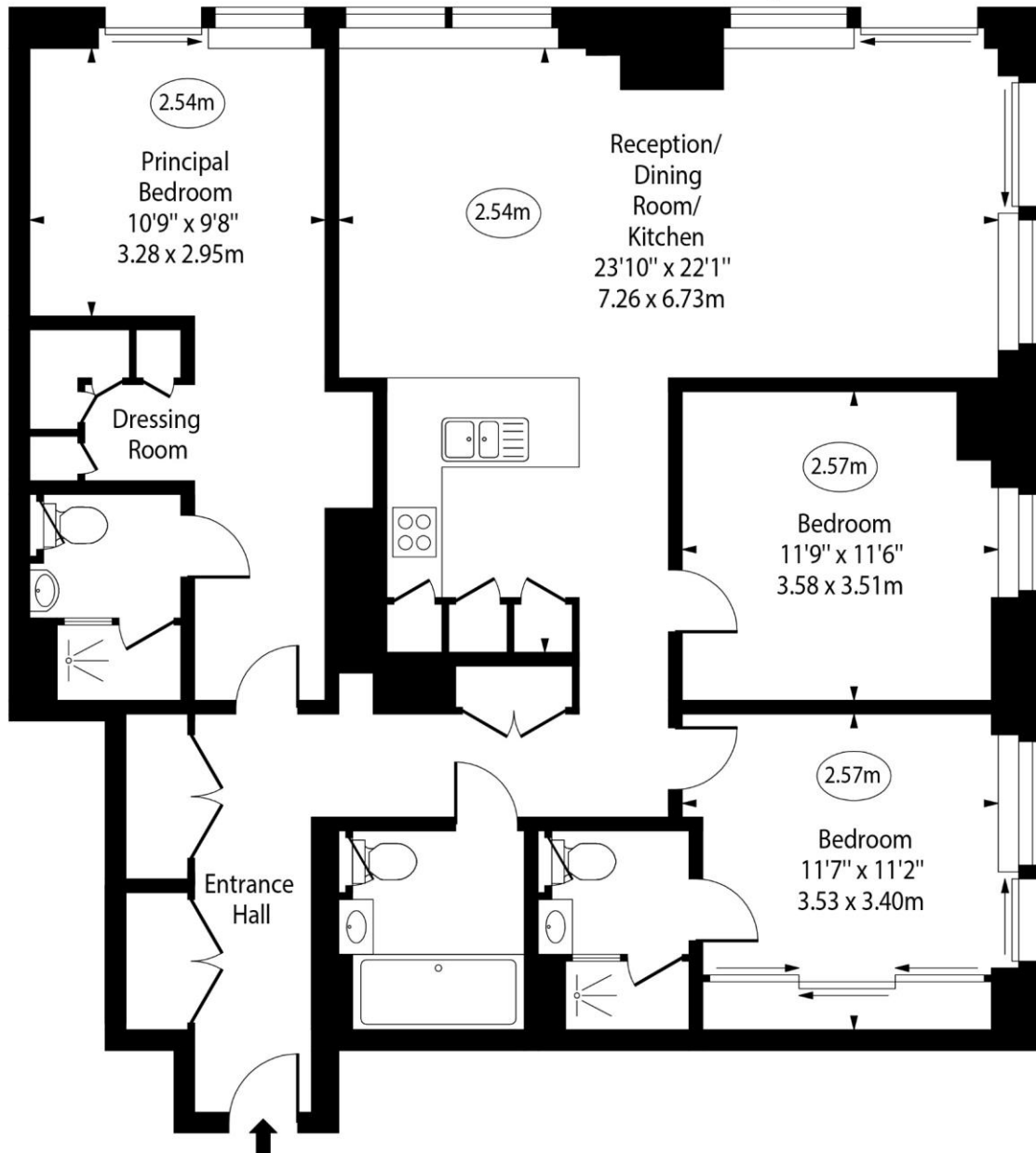
Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92-)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Canary Wharf & Greenwich Sales

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Hampton Tower, Marsh Wall, E14

○ - Ceiling Height



Thirty Eighth Floor

Approx Gross Internal Area 1238 Sq Ft - 115.01 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 023096M

