

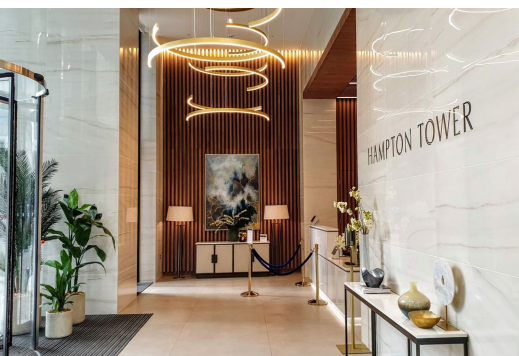


# Hampton Tower

75 Marsh Wall, E14

Asking Price £575,000

Set on the 23rd floor of the hugely sought after Hampton Tower, South Quay Plaza, this large studio apartment offers spectacular South facing views over the Millwall Dock. Combining excellent leisure facilities, residents lounge and 24 Hr concierge.



# Hampton Tower

75 Marsh Wall, E14

- 23rd floor Studio apartment in Hampton Tower
- Luxury / High-end Development
- 478sq ft Internal living space
- 24hr on-site concierge
- Gym, pool, spa facilities, cinema,
- Residents Lounge and private dining area and a large terrace on the 56th floor
- Superb Canary Wharf Location
- Chain Free



A large studio apartment located on the 23rd Floor of Hampton Tower, South Quay Plaza. The property comprises circa 478 sqft of internal space and benefits from an open-plan kitchen living area and bedroom area with built in wardrobes.

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.

**Tenure:** Leasehold – 990 years remaining approx.  
**Service Charge:** £4,500 pa  
**Ground Rent:** £400pa reviewed each 10th anniversary from 31/01/2031  
**Local Authority:** Tower Hamlets  
**Council Tax Band:** E

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs	A		
(92-100)	B	83	83
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not energy efficient – higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

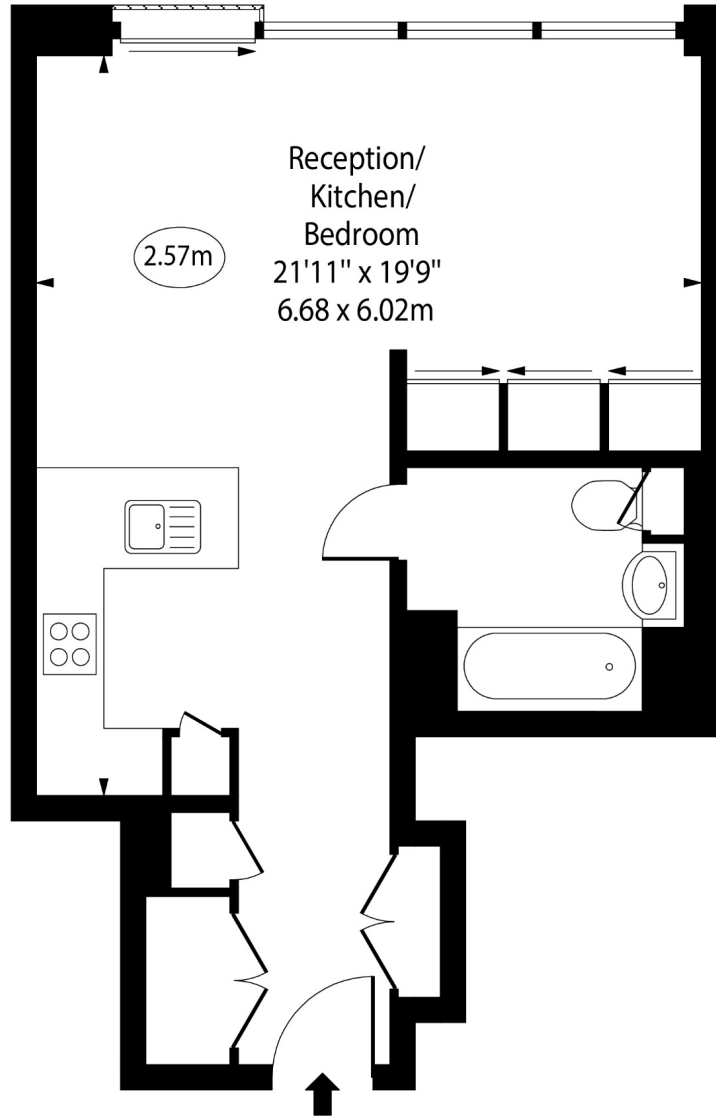
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# Hampton Tower, Marsh Wall, E14



○ - Ceiling Height



Twenty Third Floor

Approx Gross Internal Area      478 Sq Ft - 44.41 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 025600K