

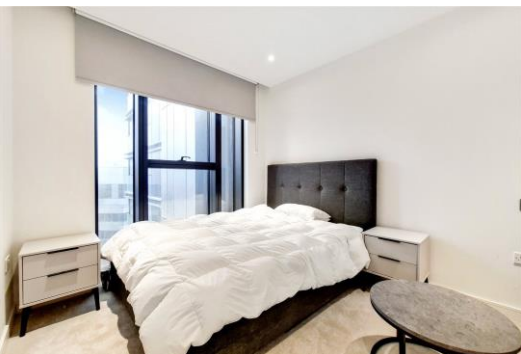


# Hampton Tower

75 Marsh Wall, E14

Asking Price £725,000

Set on the 19th floor of the hugely sought after Hampton Tower, South Quay Plaza, this one bedroom apartment offers excellent views over South Dock. Combining excellent leisure facilities, residents lounge and 24 Hr concierge.



# Hampton Tower

75 Marsh Wall, E14

- 19th Floor
- 595sq ft Internal Living Space
- 24 On-Site Concierge
- Full Gym Facilities
- Superb Canary Wharf Location
- Luxury / High-end Development



A large one bedroom apartment located on the 19th Floor of Hampton Tower, South Quay Plaza. The property comprises circa 595sqft 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.

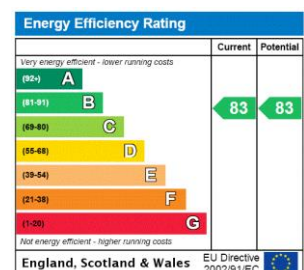
**Tenure:** Leasehold 990 years approx. remaining.

**Service Charge:** £5,657 pa approx.

**Ground Rent:** £500 pa. Reviewed on 31st of January 2031, and each 10th anniversary thereafter in line with the terms set out in the Lease

**Local Authority:** Tower Hamlets

**Council Tax Band:** E



### *Chestertons Canary Wharf & Greenwich Sales*

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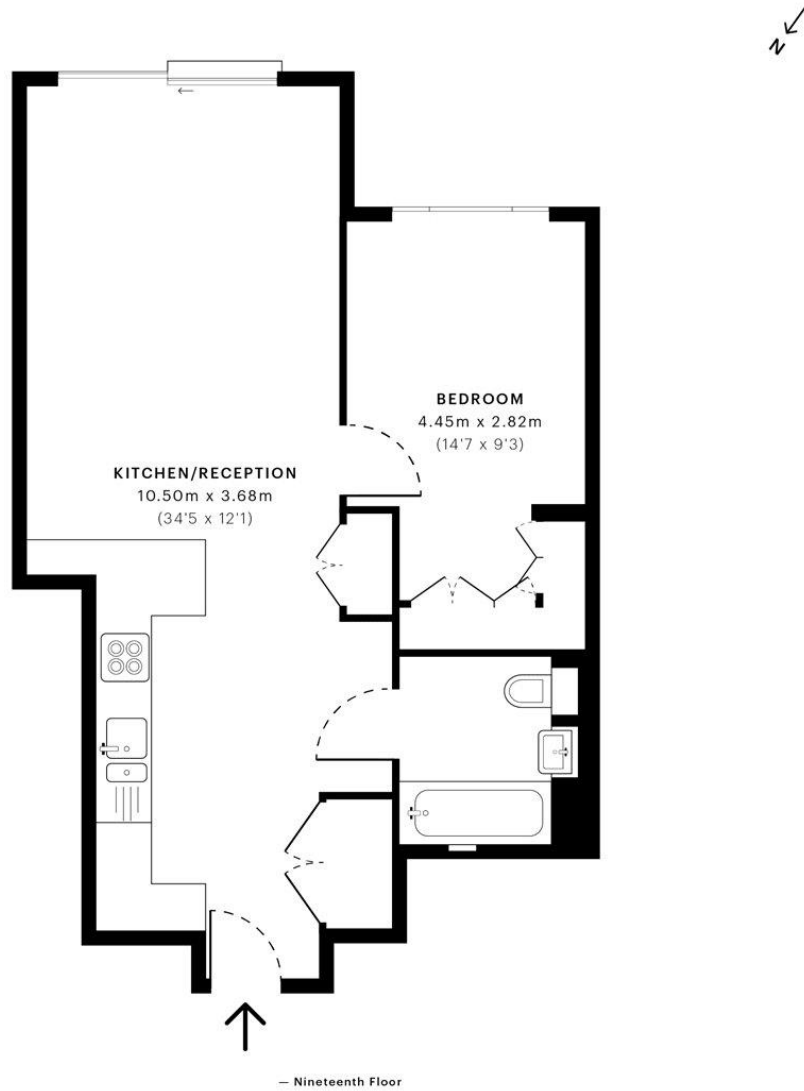


### Hampton Tower, E14

CAPTURE DATE 17/03/2023 LASER SCAN POINTS 25,514,947

GROSS INTERNAL AREA

55.35 sqm / 595.78 sqft



 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property.  
55.35 sqm / 595.78 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features.  
Includes washrooms, restricted head height.  
53.36 sqm / 574.36 sqft

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

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 2.0m.  
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 200 RESIDENTIAL 56.47 sqm / 603.84 sqft  
IPMS 300 RESIDENTIAL 54.77 sqm / 587.54 sqft

SPEC ID 564130926750ac50dd794d13d

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