



# Landmark East Tower

24 Marsh Wall, E14

Offers in excess of £1,100,000

A breath-taking 1712sq ft 44th floor 3 bedroom 2 bathroom apartment boasting towering & quintessential Canary Wharf views in the Landmark East development. Situated a few moments' walk to Heron Quay DLR & Canary Wharf. Underground parking included.



# Landmark East Tower

24 Marsh Wall, E14

- 1712sq ft 44th floor 3 bedroom 2 bathroom apartment with balcony.
- Quintessential & towering views of Canary Wharf.
- Floor-to-ceiling windows throughout.
- Exceptional location on the doorstep of the Canary Wharf Estate.
- Moments from Heron Quays DLR & Canary Wharf Jubilee Line stations.
- Underground parking; EWS1 compliant; offered chain-free.



A breath-taking & wonderfully laterally spaced (1712sq ft) three bedroom apartment on the 44th & top floor in the sought-after Landmark East development only moments' walk to both Heron Quay DLR & Canary Wharf Jubilee Line stations. Boasting a towering aspect over the Canary Wharf skyline, the accommodation comprises open-plan reception room / kitchen which opens onto a large balcony offering quintessential Canary Wharf views. There are 3 generously-sized bedrooms, including a spacious principal bedroom with en-suite bathroom, & a separate contemporary family bathroom. The property is well-presented throughout & benefits from secure underground parking.

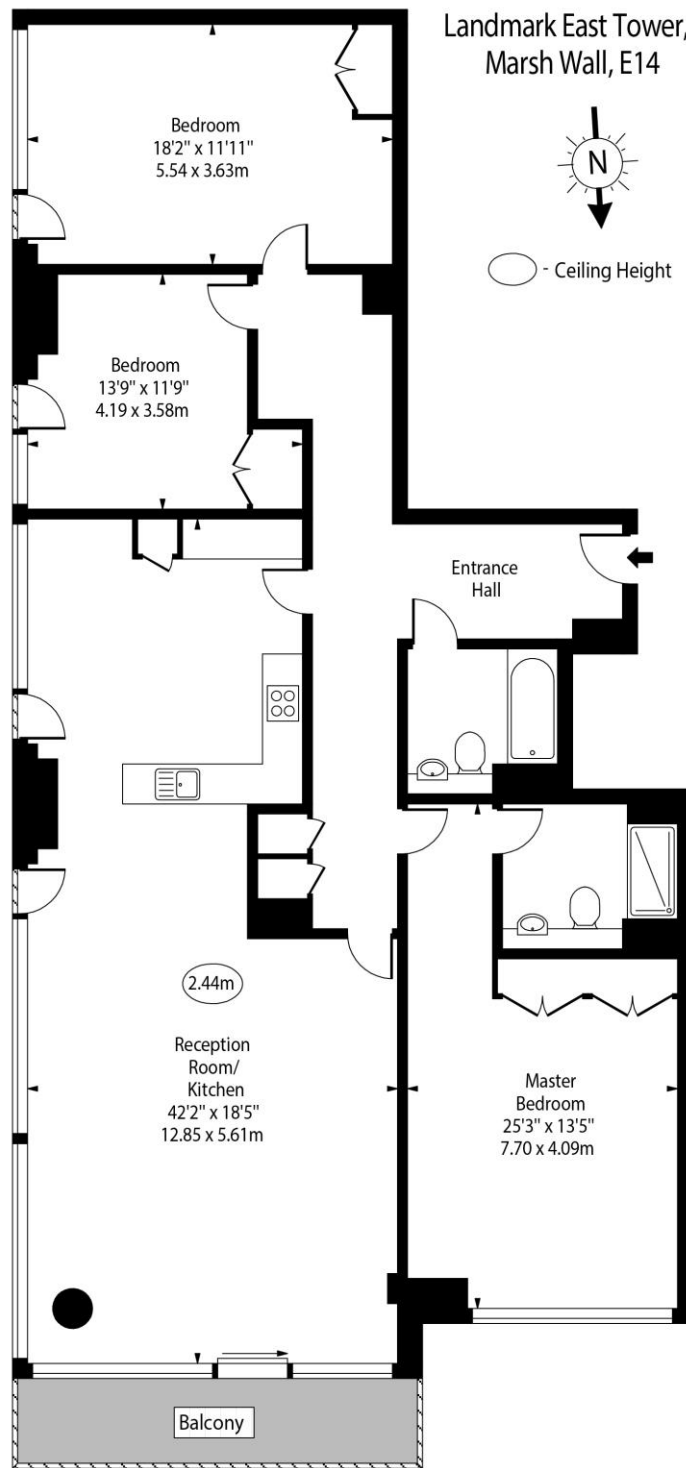
Landmark East Tower benefits from 24 hour concierge & a residents' gym. The building is also EWS1 compliant: universally-acceptable for all mortgage lenders. The development is amongst the best-located developments in the Canary Wharf area due to its close proximity to the Canary Wharf Estate, offering convenience & security to its residents. The block is on the doorstep of the Canary Wharf business district, very close to the Canary Wharf shopping centre, & a wide variety of coffee shops, bars & restaurants. The Elizabeth Line station is situated approximately 750m away for easy access to the West End, & Heathrow in approximately 45 minutes. The property is being sold with no onward chain.

**Tenure:** Leasehold – 982 years remaining approx.  
**Service Charge:** £14,750pa approx.  
**Ground Rent:** £850pa increased every 25th anniversary from the Commencement  
**Local Authority:** Tower Hamlets  
**Council Tax Band:** G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>	78	78
(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, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Canary Wharf & Greenwich Sales*

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Fourty Fourth Floor

Approx Gross Internal Area 1712 Sq Ft - 159.04 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 017112JU

