



Landmark West Tower

22 Marsh Wall, E14

Asking Price £1,500,000

Elevated Living at its finest- this breath-taking three-bedroom, two-bathroom sub-penthouse occupies the South West corner of Landmark West Tower. Boasting Panoramic skyline views , floor-to-ceiling windows and expansive open-plan living space.



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- 3-bedrooms 2-bathroom sub penthouse apartment
- 1712 sq ft Internal living Space
- Panoramic views
- Exceptional location close to Canary Wharf.
- Private off-street parking space
- Residents' facilities include: 24hr concierge, & residents' gym
- EWS1 - A2 status
- Offered Chain-free.



This spacious 3-bedroom 29th floor sub-penthouse apartment is located in the sought after Landmark West tower, one of the highest residential buildings in Canary Wharf. Offering fantastic panoramic views of the River Thames and the city.

The property has 3 spacious bedrooms and 2 bathrooms. The expansive open-plan living area is flooded with natural light and is perfect for entertaining, while the private balcony offers a serene escape high above the city living.

The Landmark boasts an exceptional location very close to Canary Wharf's business district serviced by the Elizabeth Line, Jubilee Line and DLR. A subterranean shopping centre and vast range of restaurants and amenities are close by.

Residents benefit from a 24-hour concierge, & residents' gym. The Landmark possesses a satisfactory EWS1 form and the property is offered chain-free. The property has 1 off street parking space.

Tenure:	Leasehold – 982 years remaining approx.
Service Charge:	£15,010 pa approx.
Ground Rent:	£850 pa. Increases every 25th anniversary from the first review date, increase linked to RPI clause in the lease
Council Tax Band:	G
Local Authority:	Tower Hamlets

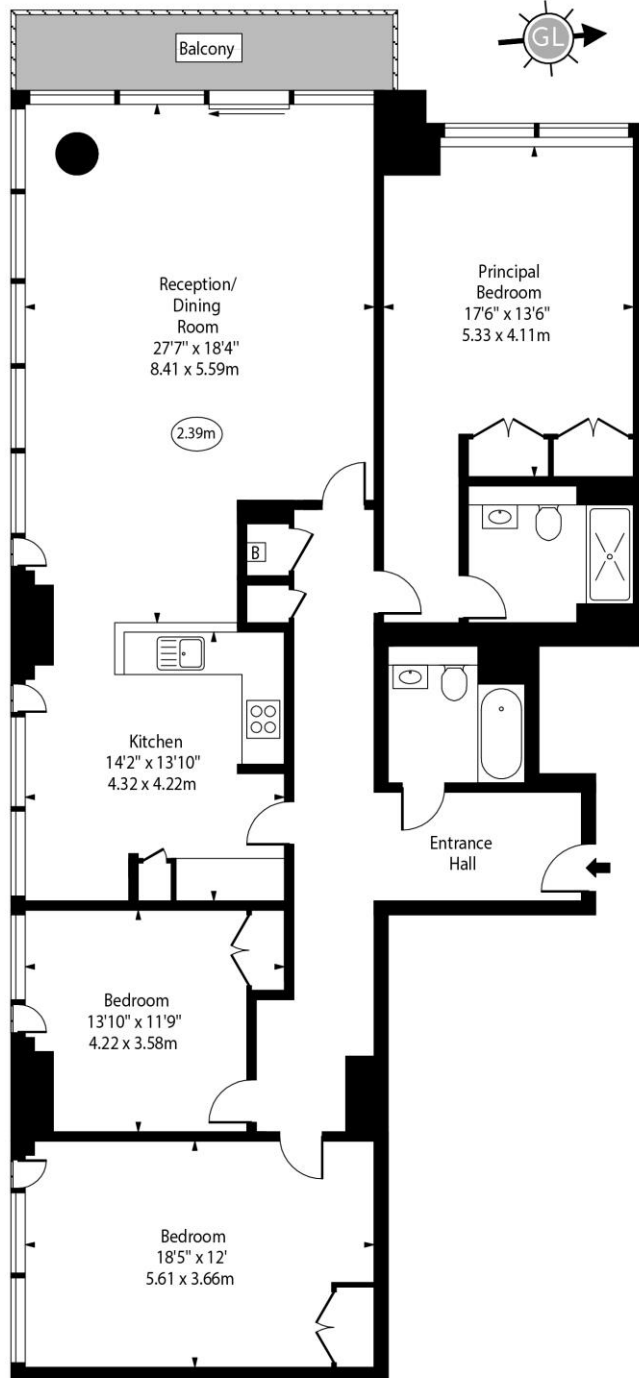
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Canary Wharf & Greenwich Sales

Harbour Island
 28 Harbour Exchange Square
 London
 E14 9GE
canarywharf@chestertons.co.uk
 020 7510 8300
chestertons.co.uk

Landmark West Tower,
Marsh Wall, E14

○ - Ceiling Height



Twenty Ninth 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. 027310K

