



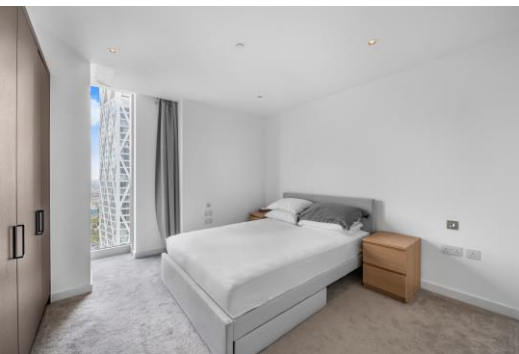
Marsh Wall

London, E14

Asking Price £1,200,000

A truly spectacular, west-facing 2-bedroom apartment of over 900sq ft, offering the most breath-taking views, set over the 55th floor of one of Canary Wharf's most Lifestyle Resorts.

CHESTERTONS



Marsh Wall

London, E14

- Two Bedrooms | Two Bathrooms
- 927sq ft of Internal Living Space
- 55th Floor Level
- Epic West-facing Views
- Premium On-site Communal Facilities
- Jubilee Line Station (0.4km)
- South Quay DLR Station (0.7km)
- Canary Wharf Pier for Thames Clipper (0.35km)



Landmark Pinnacle has been designed with luxury in mind from the beginning and amazing apartment is both light and spacious, with a unrivalled west facing views over the River Thames towards the City of London, The Shard and other key London Landmarks. This building has modern luxury living at its core and includes all the amenities you would expect from such a landmark building including 24 hour concierge, residents gym and private lounge, private dining room, games room and even a putting green on the 56th floor! The property is presented in excellent condition and comprises of two generous double bedrooms, two bathrooms, one of which is en-suite, and a fantastic open-plan living-kitchen arrangement.

The property is superbly located for Canary Wharf, with popular destinations such as Canary Wharf Shopping Centre and the O2 for an indoor arena, a cinema, restaurants and bars. The closest supermarket is Canary Wharf Waitrose, which is under a mile away from the property. Asda (Isle of Dogs, under a mile away) and Tesco (Rotherhithe, around 1 mile away) are also within easy reach.

Heron Quays DLR Station (zone 2) is a short walk away, which is served by the DLR line, with frequent access to Canary Wharf. Canary Wharf Underground Station (zone 2) is also nearby, which is also on the DLR line, but has further access to the Jubilee and Crossrail lines, providing frequent services to Heathrow Airport.

Tenure: Leasehold 988 years approx. remaining.

Service Charge: £8,149 pa approx. remaining.

Ground Rent: £750 pa. Increasing every 10 year from the commencement date of the lease in line with RPI

Local Authority: Tower Hamlets

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	84 B	94 B
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

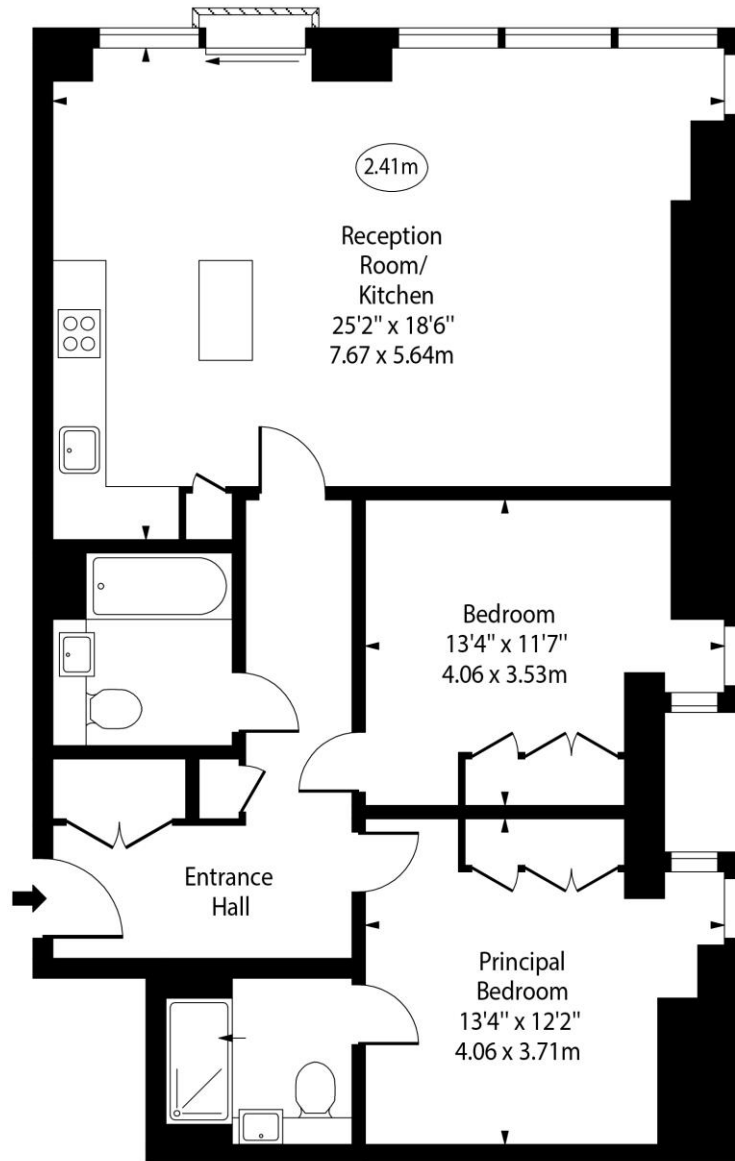
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The Landmark Pinnacle,
Marsh Wall, E14

○ - Ceiling Height



Fifty Fifth Floor

Approx Gross Internal Area 927 Sq Ft - 86.12 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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