



# Hampton Tower

75 Marsh Wall, E14

Offers in excess of £850,000

A fabulous, dual-aspect, corner two bedroom, one bathroom apartment located in the premier, Hampton Tower, South Quay Plaza. The property comprises circa 886 sqft of space, 24 hour Concierge, Residents Gym and superb access to Canary Wharf.



# Hampton Tower

75 Marsh Wall, E14

- Corner Unit View Over South Dock
- Two Bedroom | One Bathroom
- Twenty Four Concierge
- Residents Gym and Spa
- 56th Floor Club Lounge
- 20m Swimming Pool
- Moments from Canary Wharf



A fabulous dual aspect corner two bedroom, one bathroom apartment located on the 6th floor of Hampton Tower, South Quay Plaza. The property comprises circa 886 sqft of internal space and benefits from a spacious, open-plan kitchen-living area, two double bedrooms, and a sumptuous family bathroom. 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.

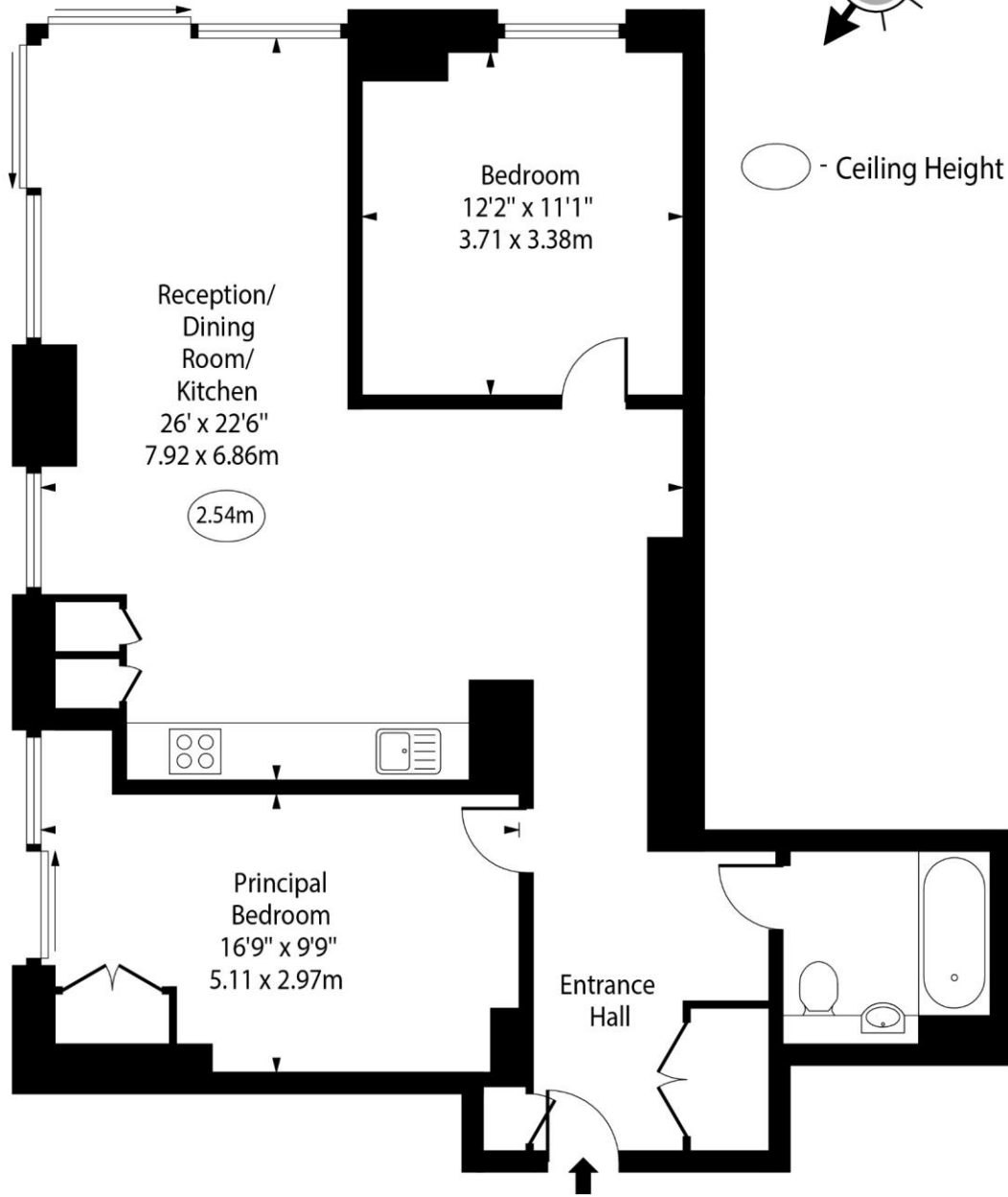
- Tenure:** Leasehold 119 years approx. remaining currently, but extended to 999 years upon purchase.
- Service Charge:** £8,161 pa. approx.
- Ground Rent:** £600 pa. Reviewed each 10th anniversary of the Commencement Date and increased as per terms set in Head Lease
- Local Authority:** Tower Hamlets
- 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	

**Chestertons Canary Wharf & Greenwich Sales**

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

# Hampton Tower, Marsh Wall, E14



Sixth Floor

Approx Gross Internal Area 886 Sq Ft - 82.31 Sq M

For Illustration Purposes Only - Not To Scale

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

Ref. No. 025475K

