

Sugar Quay, Water Lane, Tower Bridge, EC3R

Offers Over £700,000

- 1 Bedroom Apartment
- Winter Garden
- Residents Swimming Pool
- Long Lease
- Sugar Quay Development
- 636 Square Feet
- Residents Gym
- Set On The Thames North Bank
- Concierge
- Chain Free

88 Cheshire Street, London, E2 6EH
0207 739 6969

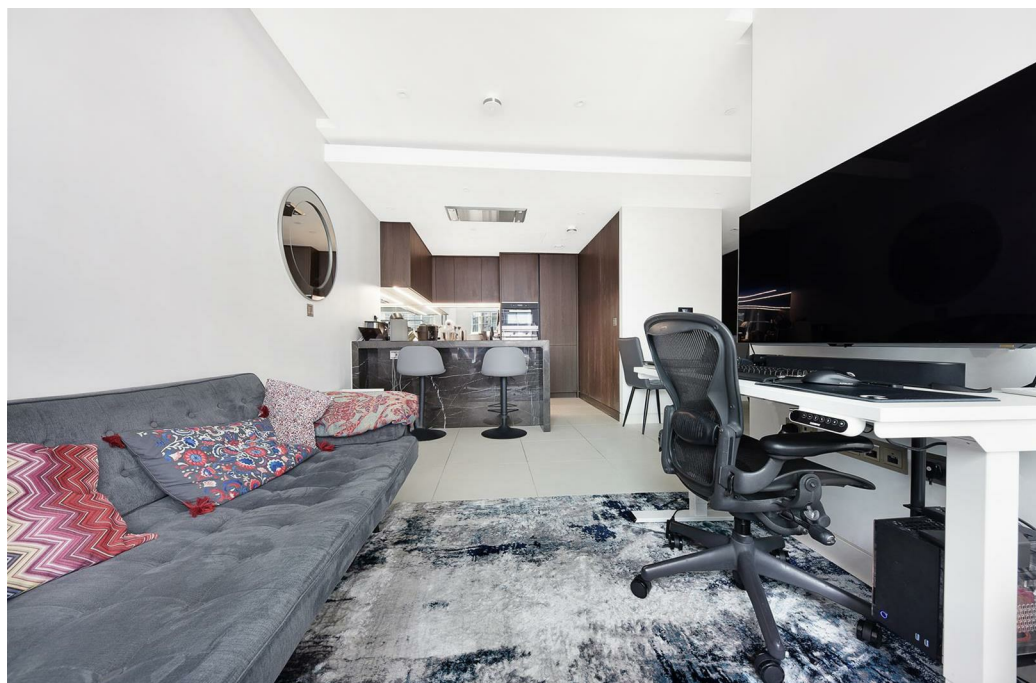
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Sugar Quay, Water Lane, Tower Bridge, EC3R

1 bedroom apartment set within the Sugar Quay Development located on the north bank of The Thames.



Council Tax Band: F



Set within the prestigious Sugar Quay development which is located on the North Bank on the Thames is this 1 bedroom apartment spread over 636 square feet.

The apartment is set on the 2nd floor and features a bright reception room with open plan kitchen with marble effect granite worktop and integrated Miele appliances.

There is underfloor heating, plenty of built in storage space and access to a private balcony/winter garden and a large double bedroom with dressing area.

The contemporary fitted bathroom is accessible from the hallway and bedroom and features a large walk in monsoon shower.

The development has a number of features which include water feature upon entrance, concierge service, residents gymnasium, swimming pool and cinema room.

Located overlooking the River Thames and the Tower Of London the property is ideally located for easy access to Tower Hill, Fenchurch Street and Cannon Street close stations close by as well a wide range of shops, restaurants and local attractions.

Leasehold: 993

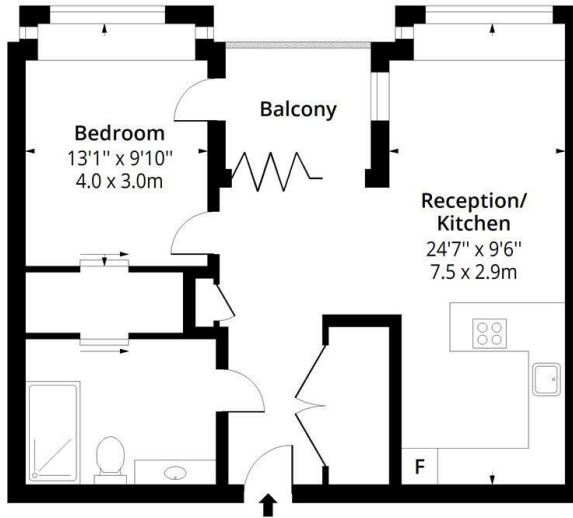
Service Charge: £6000 per annum

Ground Rent: £750 per annum

Council Tac: Band F

Sugar Quay, EC3A

Approx. Gross Internal Area 636 Sq Ft - 59.08 Sq M
 Approx. Gross Balcony Area 52 Sq Ft - 4.83 Sq M



Second Floor

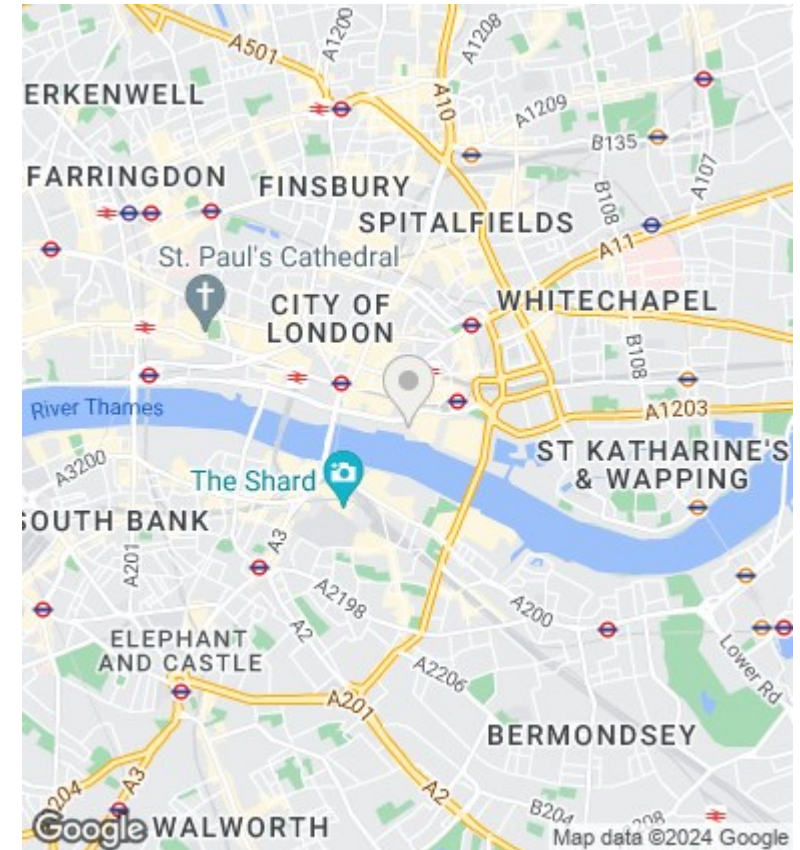
Floor Area 636 Sq Ft - 59.08 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 26/3/2024



Directions

Viewings

Viewings by arrangement only. Call 0207 739 6969 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	