



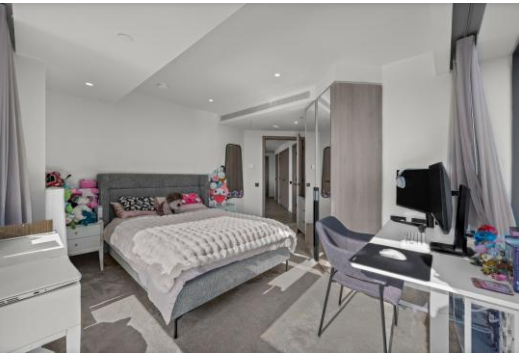
# Marsh Wall

London, E22

Asking Price £1,799,000

An exceptional 3-bedroom apartment set high above the city, boasts breathtaking panoramic views across Canary Wharf, with striking vistas of the River Thames, Greenwich, & The Shard

**CHESTERTONS**



# Marsh Wall

London, E22

- 3 Bedrooms | 2 Bathrooms
- Floor-to-ceiling windows with panoramic skyline views
- Open-plan living and dining area
- Sleek kitchen with central island
- Fully integrated modern appliances
- High-spec contemporary finishes throughout
- 24-hour concierge service
- Residents' gym and fitness facilities
- 63rd floor Residents Bar & 1st floor Games Room
- Well-maintained communal areas
- Close proximity to Canary Wharf amenities
- Excellent transport links via the Jubilee Line and Elizabeth Lines



An exceptional opportunity to experience contemporary London living at its finest. Set high above the city, this impressive apartment boasts breathtaking panoramic views across Canary Wharf, with striking vistas of the River Thames, Greenwich, and iconic landmarks including The Shard.

Designed with both style, the apartment features a beautifully appointed open-plan living space, enhanced by floor-to-ceiling windows that flood the interior with natural light while perfectly framing the spectacular skyline. The sleek, modern kitchen is centred around a stylish island, complemented by a full range of integrated appliances, creating an ideal setting for both everyday living and entertaining.

Residents of 50 Marsh Wall benefit from a prime location in the heart of Canary Wharf, offering immediate access to an array of high-end amenities. From world-class shopping at Canary Wharf Shopping Centre to a vibrant selection of restaurants, cafés, and bars, everything you need is within easy reach. Excellent transport links, including the Jubilee Line and Elizabeth Line, ensure swift connections across London and beyond.

This stunning apartment combines luxury living with unrivalled convenience, making it an ideal home or investment in one of London's most sought-after locations.

**Tenure:** Leasehold 997 years approx. remaining.

**Service Charge:** £9,846 pa.

**Ground Rent:** Peppercorn

**Local Authority:** Tower Hamlets

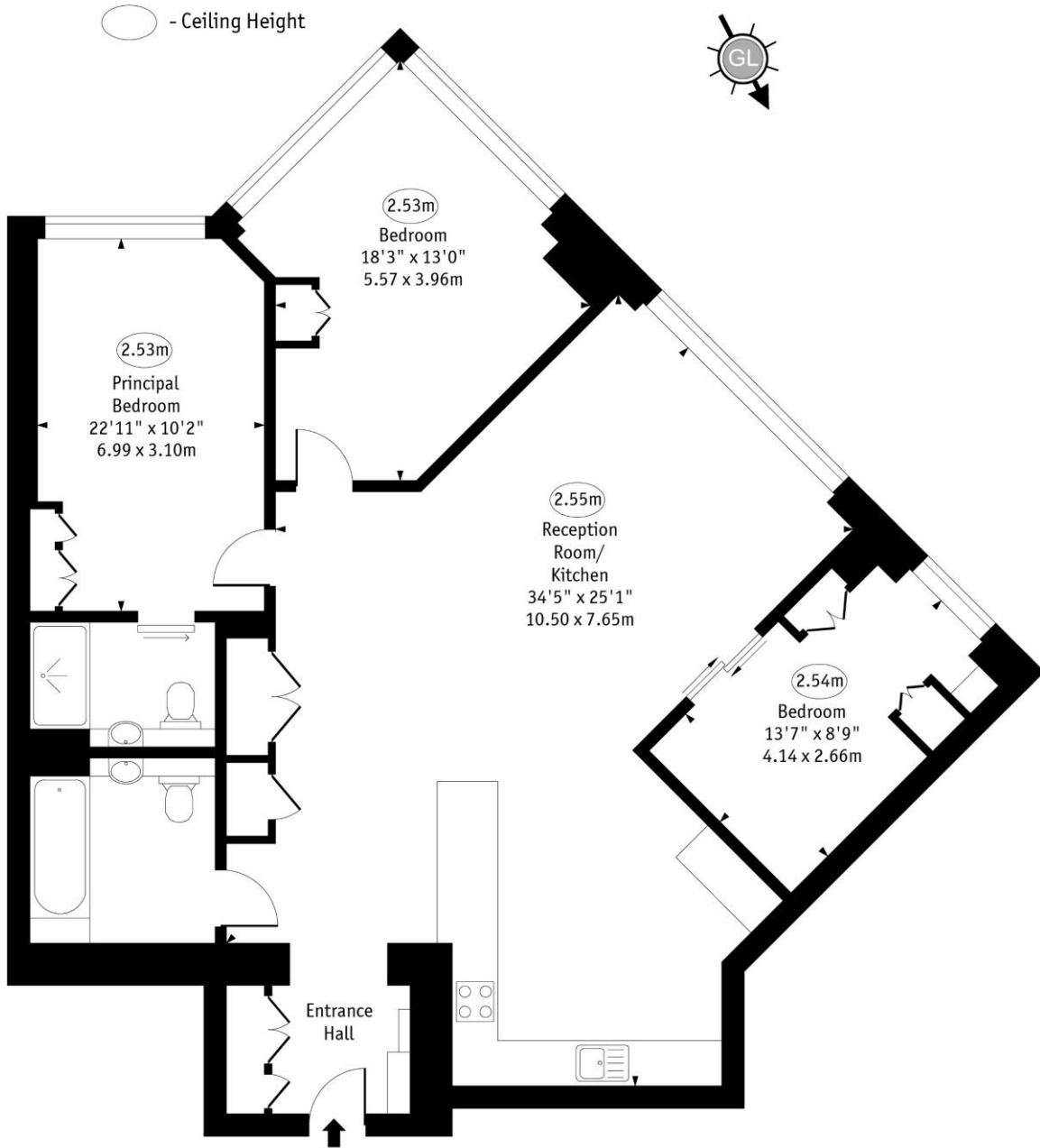
**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 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

# Marsh Wall, E22



## Sixty Second Floor

Approx Gross Internal Area 1248 Sq Ft - 115.94 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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