

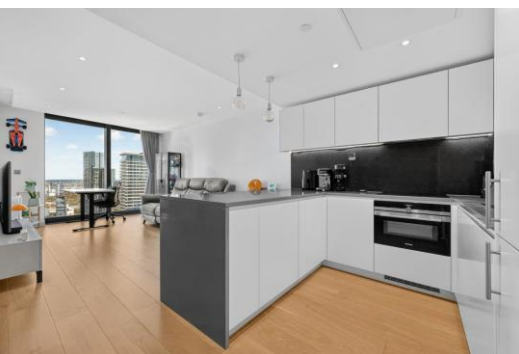


Marsh Wall

London, E14

Asking Price £650,000

A spectacular high-floor residence with a private winter garden and exceptional panoramic views, set within one of London's most prestigious residential developments.



Marsh Wall

London, E14

- 1 Bedroom | 1 Bathroom.
- Approx. 540 of Internal Living Space.
- Private winter garden.
- 24-hour Concierge & Security.
- Residents' gym, Pilates and relaxation areas.
- Heron Quays DLR Station approx. 300m.
- Canary Wharf Underground & Elizabeth Line Station approx. 500m.



Positioned on the 52nd floor of the iconic Landmark Pinnacle, this apartment offers an outstanding opportunity to experience modern luxury living at the heart of Canary Wharf.

Extending to approximately 540 sq. ft, the development provides an exceptional collection of resident amenities designed to complement a contemporary lifestyle, including a 24-hour concierge service, state-of-the-art residents' gym, private cinema and media rooms, residents' lounges, landscaped sky gardens and private dining spaces. Residents can also enjoy the spectacular 75th-floor roof garden, providing an impressive setting from which to take in London's skyline.

The apartment is ideally positioned for the extensive lifestyle offering of Canary Wharf, with a wealth of restaurants, cafés, bars, shops and leisure facilities within easy reach. Popular destinations include the Canary Wharf shopping estate, Jubilee Place, Canada Square and Wood Wharf, providing everything from everyday essentials to an extensive choice of dining and entertainment. For fitness enthusiasts, Third Space Canary Wharf is approx. 0.5 km away, while Virgin Active Canary Riverside is approx. 0.8 km from the development. A wide choice of supermarkets and cafés are also close by, including Waitrose, Whole Foods Market and numerous independent and established coffee shops.

Tenure: Leasehold 987 years approx. remaining.

Service Charge: £5,464 pa approx.

Ground Rent: £600 pa.

Local Authority: Tower Hamlets

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	85 B	85 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

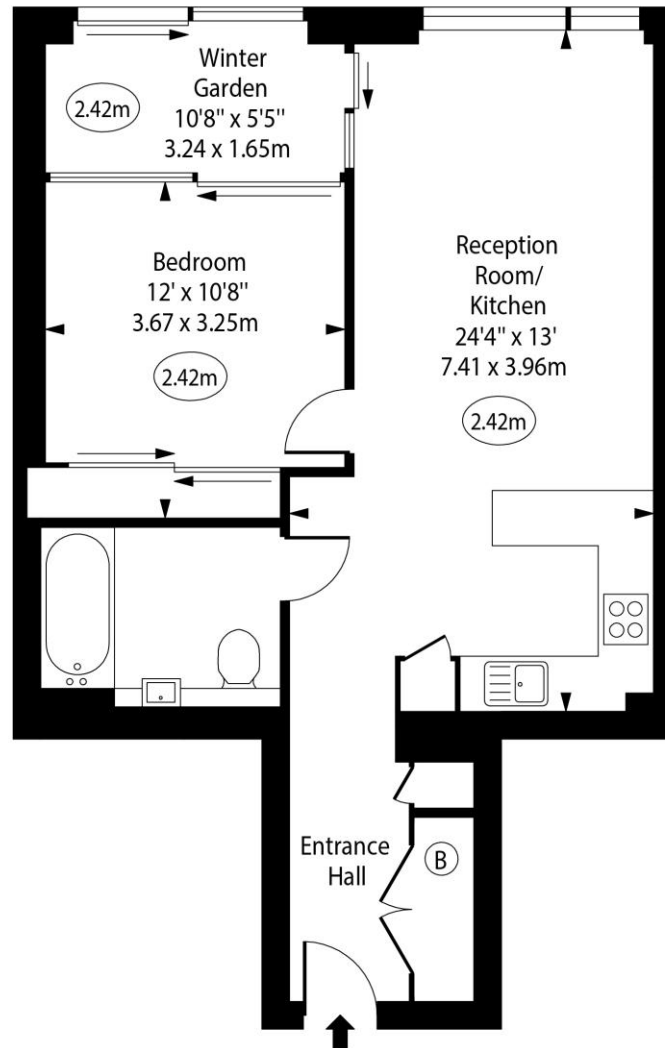
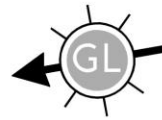
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Marsh Wall, E14

○ - Ceiling Height



Fifty Second Floor

Approx Gross Internal Area 540 Sq Ft - 50.17 Sq M
(Excluding Winter Garden)

Approx Gross Internal Area 595 Sq Ft - 55.28 Sq M
(Including Winter Garden)

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.

www.goldlens.co.uk
Ref. No. 032608J