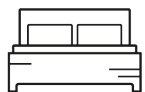




## The Bellamy

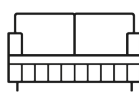
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Asking price £775,000

Flat - Penthouse

Size - 821.00 sq ft

Tenure - Leasehold

Status - Available

Council Tax Band - New Build



# The Bellamy, London, E14 8TT

## Asking price £775,000

A rare opportunity to secure a brand-new PENTHOUSE residence in The Bellamy, Mount Anvil's anticipated new landmark development in Canary Wharf. Set on the top (31st) floor, the apartment occupies a desirable corner position with dual aspects and private outdoor space, rarely found in comparable new-build homes.

Designed by HTA and Embrace for award-winning developer Mount Anvil, The Bellamy brings a distinctive new architectural style to Marsh Wall. Its rustic red façade gives the building a warmer, more characterful presence, offering a welcome contrast to the glass-and-steel towers typically available in the area.

The apartment specification includes a fully integrated designer kitchen with stone worktops, oak-effect flooring, marble-inspired bathrooms, built-in wardrobes and brushed nickel finishes. Carefully arranged, the layout has been thoughtfully designed with the two bedrooms positioned on either side of the lounge. This creates a strong sense of balance and privacy, making the space well suited to owner-occupiers, sharers or investors seeking a practical two-bedroom layout.

A further advantage is the low estimated service charge of only £4.94 per sqft with a peppercorn ground rent, which is significantly below many comparable luxury new-build developments nearby. For buyers that are conscious of long-term ownership costs, this is a particularly important point of difference.

Residents will have access to a 24-hour concierge, landscaped podium gardens, private dining room, residents' lounge, co-working spaces, screening room and Peloton fitness suite. The development will also include two staircases within the building core, an increasingly valued fire safety feature in modern high-rise design.

Please note - pictures used are CGI renders from marketing materials.

The Bellamy is positioned on the western side of Marsh Wall, within one of Canary Wharf's most established residential clusters and beside several prominent luxury developments. South Dock, Canary Wharf's retail and dining destinations, green spaces and key transport links are all within easy reach. South Quay and Heron Quays DLR stations are both a short walk away, with Canary Wharf Underground Station and the Elizabeth Line also close by, providing fast connections across London and beyond.

With completion anticipated in Q1 2027, The Bellamy offers a compelling opportunity to acquire a brand-new top floor 31st floor penthouse apartment in a prime Canary Wharf location.

Leasehold: Approx 999 Years remaining

Ground Rent: Peppercorn

Service Charge: Estimated £4.94 per sqft / Approx £4,055pa

Council Tax Band: TBC - New Build

Electricity Supply – Mains | Heating & Hot Water – Mains | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Compliant

## Key Information

- \*Brand-new 31st floor penthouse apartment\*
- Estimated service charge £4055 p/a
- 24-hour concierge, residents' lounge, co-working spaces, private dining room, screening room and Peloton fitness suite
- Corner apartment with dual-aspect view from private balcony
- Prime Marsh Wall location – under 10 min walk to DLR, Underground & Elizabeth Lines
- Completion anticipated Q1 2027

