



**Hampton Tower, London, E14 9RJ**  
**Guide price £800,000**

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GUIDE PRICE £800,000 - £850,000

A beautifully presented two-bedroom apartment in the sought-after Hampton Tower, offering bright open-plan living enhanced by floor-to-ceiling windows and far-reaching views. The contemporary fitted kitchen seamlessly integrates into the living space, making it ideal for both everyday living and entertaining.

\*\*Photos have been digitally dressed for marketing purposes.

The property comprises two well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a stylish family bathroom. Further benefits include excellent storage throughout, high-quality finishes, and a concierge service. Ideally located within close proximity to local amenities and excellent transport links.

Leasehold: 990 Years remaining approximately  
Ground rent amount: Approx. £600pa  
Review period: Ask agent  
Service charge amount: Approx. £8,560pa  
Review period: Ask Agent  
Council tax band: F - Tower Hamlets

Electricity supply – Mains | Heating, Hot Water & Cooling – Mains | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Cert. available

To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control



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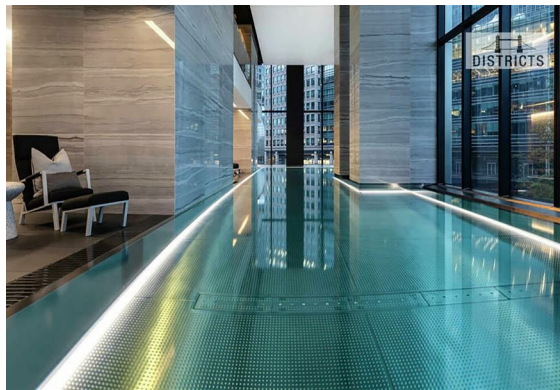
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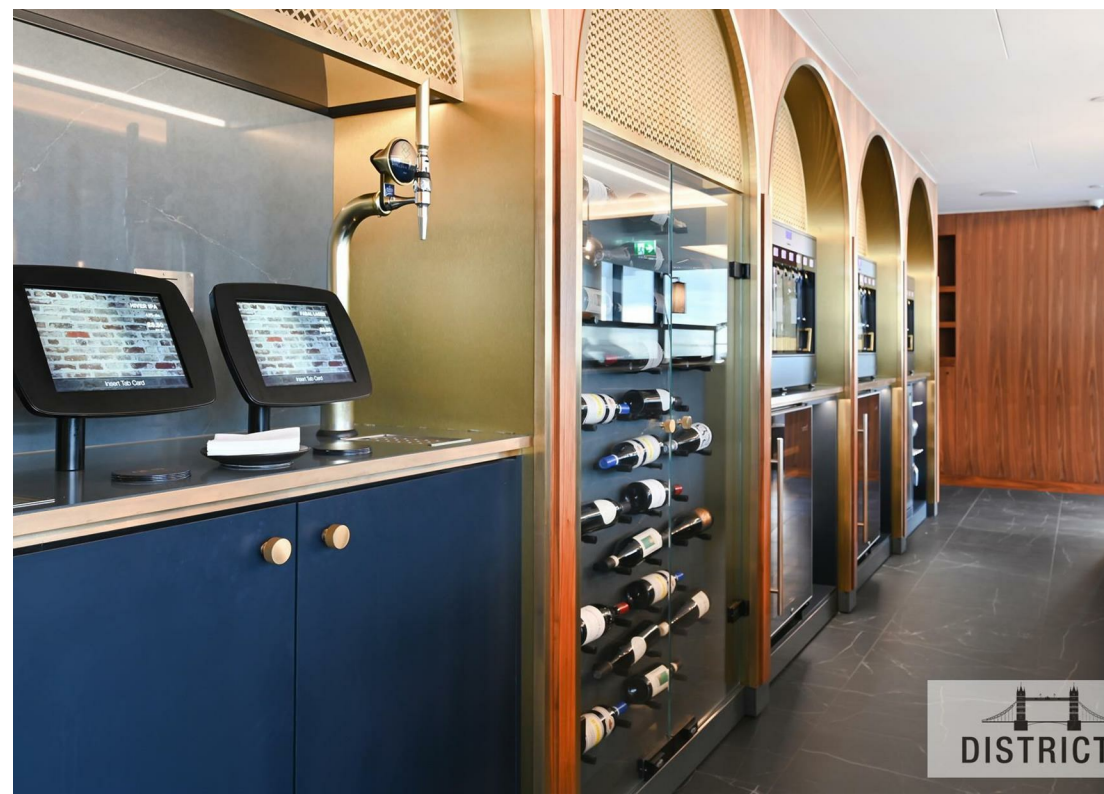
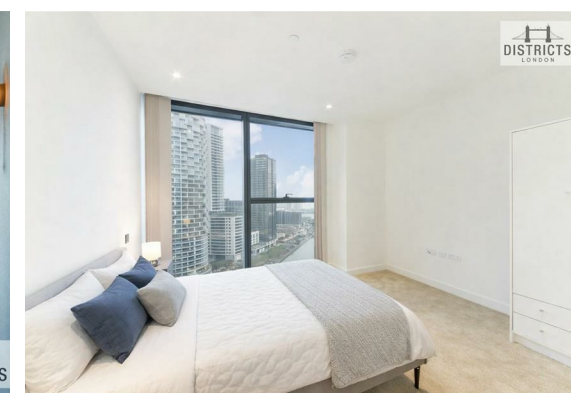
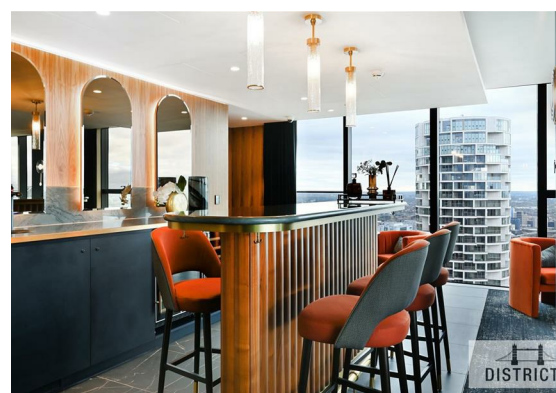
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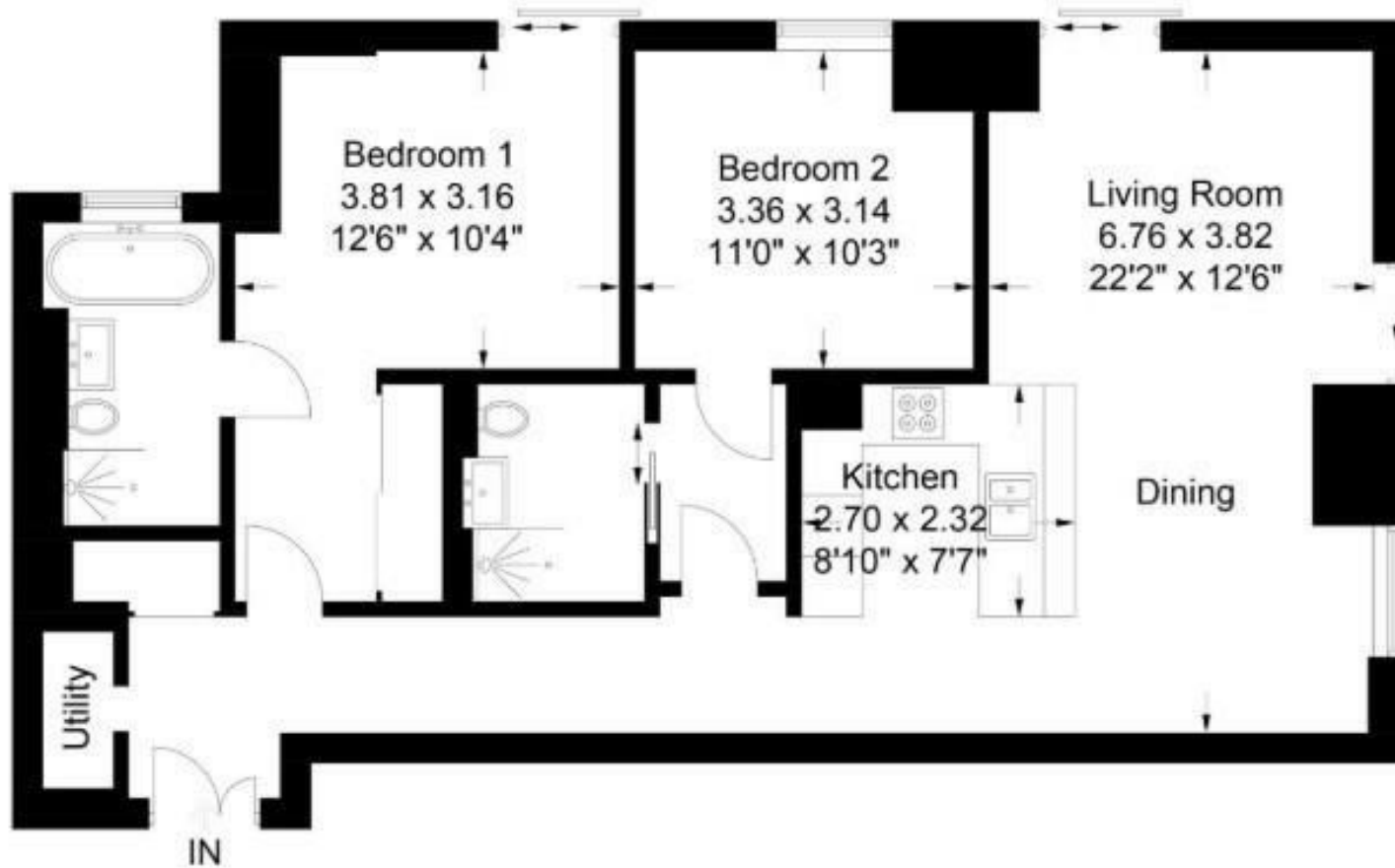



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# Marsh Wall, E14

Approximate Gross Internal Area = 85.7 sq m / 922 sq ft



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.