



Marsh Wall

London, E22

Asking Price £800,000

An exceptional 2-bedroom apartment offers luxury living in one of Canary Wharf's most prestigious residential developments.

CHESTERTONS



Marsh Wall

London, E22

- 2 Bedrooms | 2 Bathrooms
- Approx. 810 of internal living space.
- 24-hour concierge and residents' reception.
- Residents' swimming pool, spa and wellness facilities.
- State-of-the-art gymnasium, private residents' lounge, residents' cinema room, games room and entertainment spaces.
- On-site cafés, restaurants and hotel facilities.
- South Quay DLR – approximately 0.1 miles.
- Canary Wharf Station (Jubilee Line) – approximately 0.5 miles.
- Approx. 11 minutes to Liverpool Street via the Elizabeth Line.
- Approx. 17 minutes to Bond Street via the Elizabeth Line.



This exceptional 2-bedroom apartment offers luxury living in one of Canary Wharf's most prestigious residential developments. Finished to an outstanding specification throughout, the property combines contemporary design, elegant interiors and spectacular views across London's iconic skyline.

Residents benefit from an unrivalled collection of lifestyle amenities, including a 24-hour concierge service, state-of-the-art gymnasium, swimming pool, spa and wellness facilities, private residents' lounge, cinema room, games room and beautifully designed communal spaces. The development has been carefully crafted to provide a five-star living experience, with comfort, convenience and luxury at its core.

Aspen forms part of the vibrant Consort Place development, which also incorporates landscaped public spaces, cafés, restaurants and a luxury hotel, creating a dynamic and highly desirable neighbourhood environment. Canary Wharf's world-class shopping, dining and leisure facilities are all within easy walking distance, including an extensive selection of restaurants, bars, cafés and retail outlets.

The property is exceptionally well connected, making it ideal for both owner-occupiers and investors. South Quay DLR Station is just moments away, providing swift access to Bank, Stratford and London City Airport, while Canary Wharf Station offers services on the Jubilee Line and the Elizabeth Line, delivering journey times of approximately 11 minutes to Liverpool Street, 17 minutes to Bond Street and under 40 minutes to Heathrow Airport. The area also benefits from Thames Clipper river services, offering a scenic alternative for travel across the capital.

Tenure: Leasehold 996 years approx. remaining.

Service Charge: £6,864 pa approx.

Ground Rent: Peppercorn

Local Authority: Tower Hamlets

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	84 B	84 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

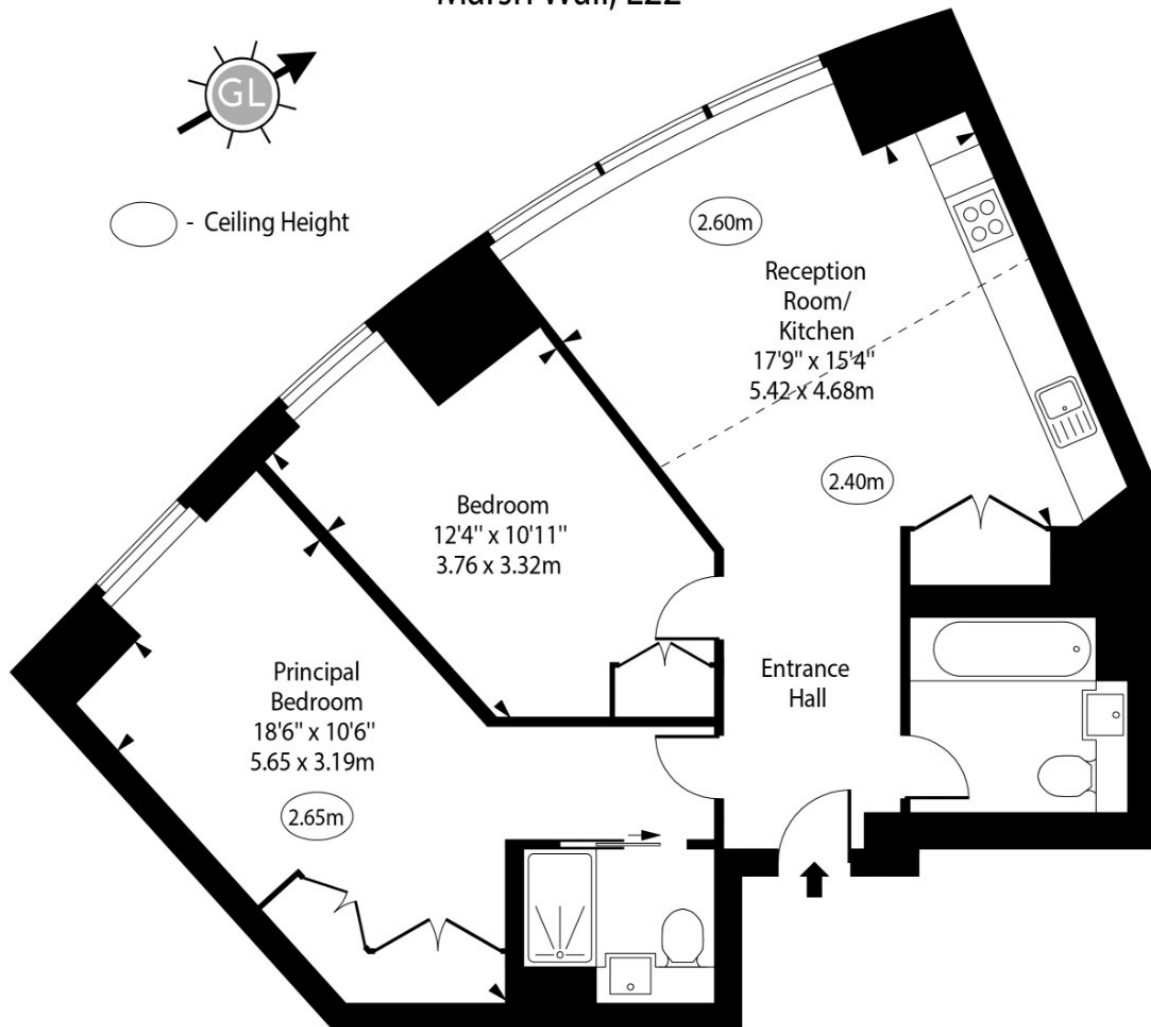
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Aspen, Marsh Wall, E22



Ninth Floor

Approx Gross Internal Area 810 Sq Ft - 75.25 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.

www.goldlens.co.uk

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