



Flat 506 50, Marsh Wall, London, E22 2AB

Guide price £425,000

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This modern studio apartment offers the perfect combination of contemporary design, comfort, and convenience. Flooded with natural light, the open plan living space features a sleek fitted kitchen, a versatile living/sleeping area, and a stylish bathroom, making it ideal for first-time buyers, investors, or professionals seeking a London base.

Located in the prestigious Marsh Wall development, residents enjoy access to excellent on-site amenities, including a concierge service, gym, and communal spaces. Transport links are superb, with Canary Wharf DLR, Jubilee and Elizabeth Line stations just a short walk away, providing quick access to central London, the City, and Canary Wharf itself. An excellent opportunity to secure a modern, low-maintenance home in one of London's most vibrant financial districts.

Leasehold: 995 Years remaining approximately
Ground rent amount: Peppercorn
Review period: Ask agent
Service charge amount: Approx. £3,591.84pa
Review period: Ask Agent
Council tax band: D – Tower Hamlets

Electricity supply – Mains | Heating & Cooling – Mains | Water Supply & Sewerage – Mains | Lift Access

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



ASPEN

CANARY WHARF

FLOOR	AMENITY
63	RESIDENCES ASPEN PARAMOUNT
23 - 62	RESIDENCES
22	GYM SPA RESIDENCES
21	BUSINESS LOUNGE PRIVATE DINING WINTER GARDEN
2 - 20	RESIDENCES
1	GAMES ROOM PLAY ROOM PLAY TERRACE
(UG) (G)	MAIN ENTRANCE POST ROOM
(B1M2) B1	LOADING BAY
(B1M) B2	CYCLE STORE
(B1) B3	CAR PARK CYCLE STORE

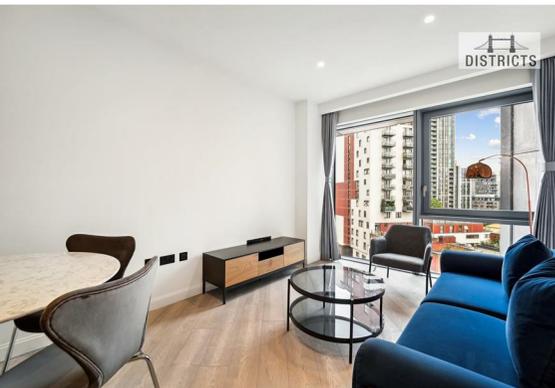
DISTRICTS



DISTRICTS



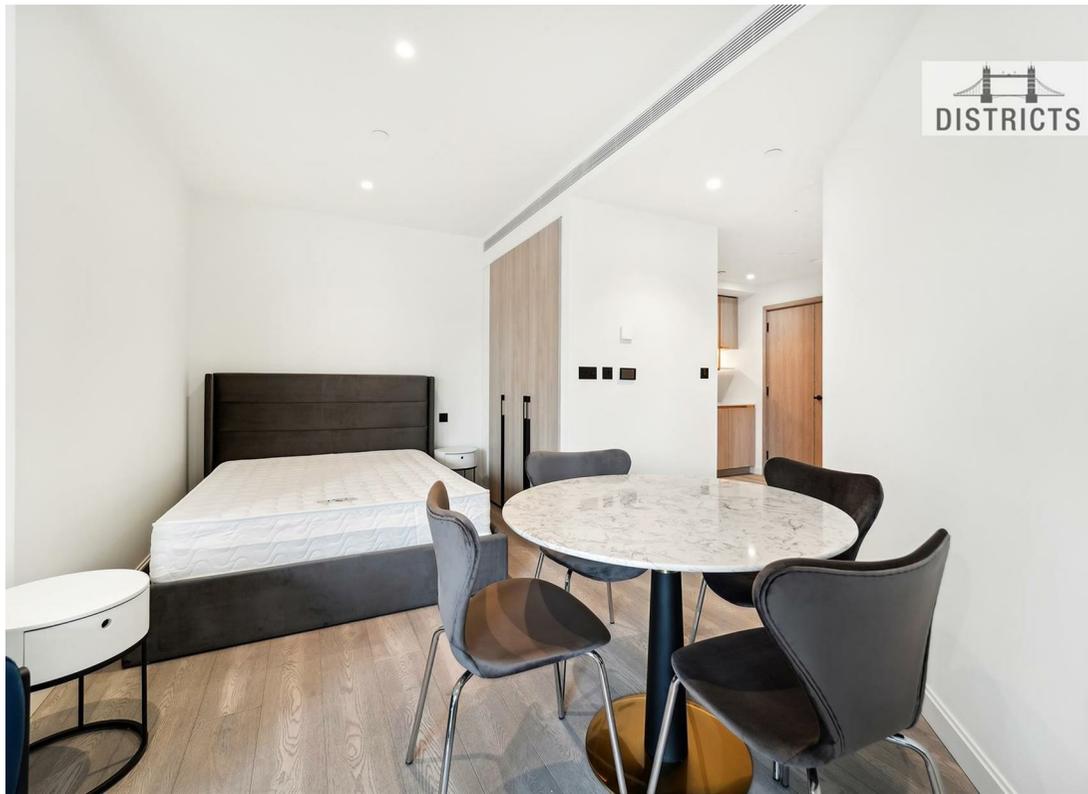
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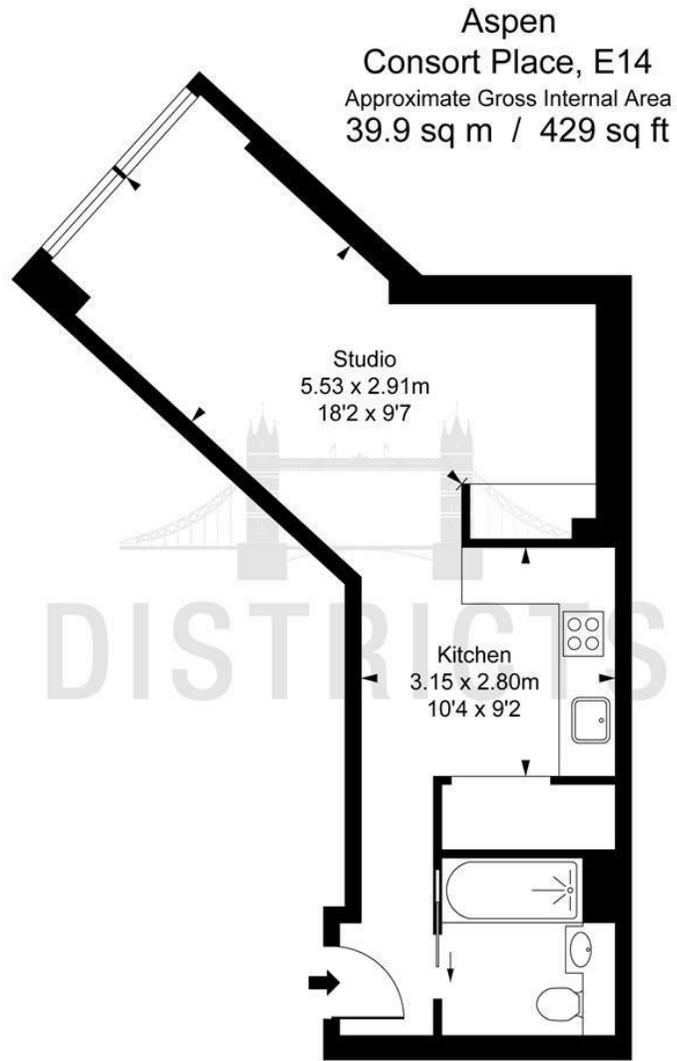


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 ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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

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