



22.07 The Bellamy, London, E14 8TT

Guide price £851,351



27th Floor | Dual Aspect | Private Balcony |
Exceptional Canary Wharf Views | Luxury
Amenities | Mount Anvil Development

An exceptional opportunity to acquire an off-plan apartment within The Bellamy, Mount Anvil's highly anticipated flagship development in the heart of Canary Wharf, with completion anticipated in Q1 2027.

Positioned on the 27th floor, this beautifully crafted residence enjoys west-facing views across the London skyline, best appreciated from its private balcony.

Residents will benefit from an outstanding collection of exclusive lifestyle amenities, including a 24-hour concierge, beautifully landscaped podium gardens, an elegant residents' lounge, private dining room, co-working spaces, a screening room and a state-of-the-art Peloton fitness suite, creating a truly elevated living experience.

Finished to an exceptional specification, featuring a fully integrated designer kitchen with premium stone worktops, oak-effect flooring, bespoke marble-inspired bathrooms, built-in wardrobes and elegant brushed nickel finishes throughout.

Perfectly positioned just moments from the vibrant centre of Canary Wharf and neighbouring landmark developments including Aspen and Warden, residents enjoy immediate access to an unrivalled selection of world-class restaurants, bars, luxury shopping, wellness facilities and riverside attractions.

South Quay and Heron Quays DLR stations - Canary Wharf Underground Station (Jubilee Line) - Elizabeth Line for Heathrow and beyond.

The Bellamy presents a rare opportunity to secure a home within one of Canary Wharf's most exciting new developments before completion.

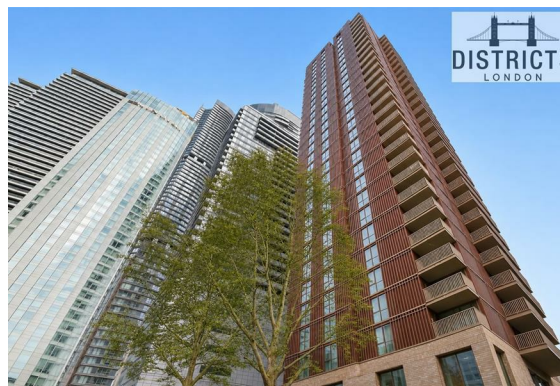
Council Tax Band: TBC (Tower Hamlets Council)

Service charge: Estimated £4.94 per sq ft

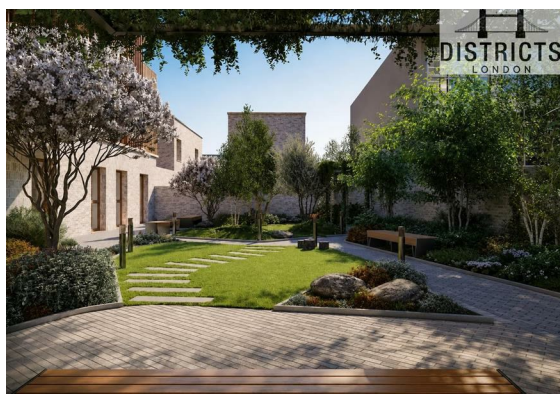
Ground Rent: - peppercorn (no ground rent)

Lease: Approx. 999 years

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



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TOTAL AREA	86.2 sq m	928 sq ft	FLOORPLATE	ELEVATION
TOTAL INTERNAL AREA	74.2 sq m	799 sq ft	FLOORS 19-30	FLOORS 19-30
LIVING/KITCHEN/DINING	6.62m x 4.67m	21'9" x 15'4"		
BEDROOM 1	4.33m x 2.86m	14'3" x 9'5"		
BEDROOM 2	4.48m x 3.01m	14'8" x 9'11"		
TOTAL EXTERNAL AREA	12.0 sq m	129 sq ft		
BALCONY 1	4.10m x 1.5m	13'5" x 4'11"		
BALCONY 2	4.10m x 1.5m	13'5" x 4'11"		

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