



**2808 Hampton Tower, 75 Marsh Wall, London, E14 9RA**

**Asking price £700,000**

 1  1  1  B

A spacious and beautifully presented one-bedroom apartment, enjoying elevated views across the Canary Wharf skyline.

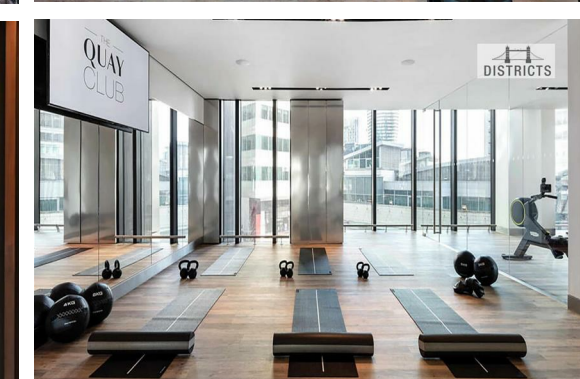
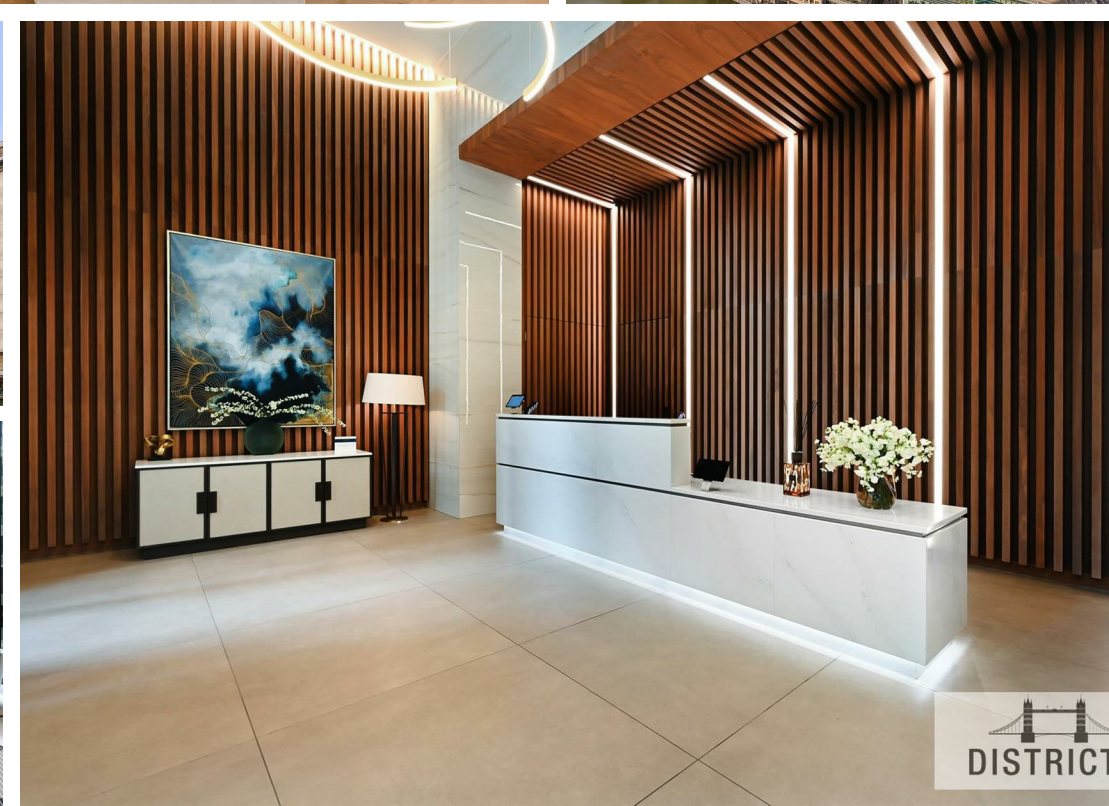
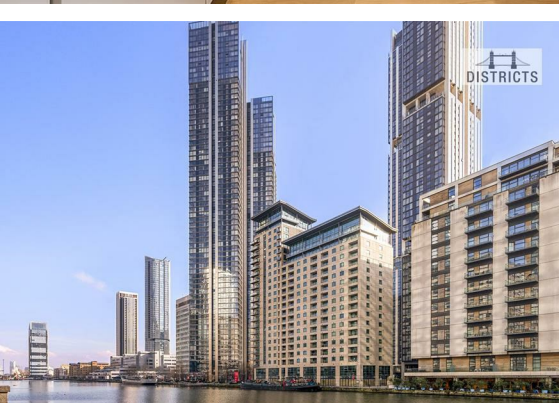
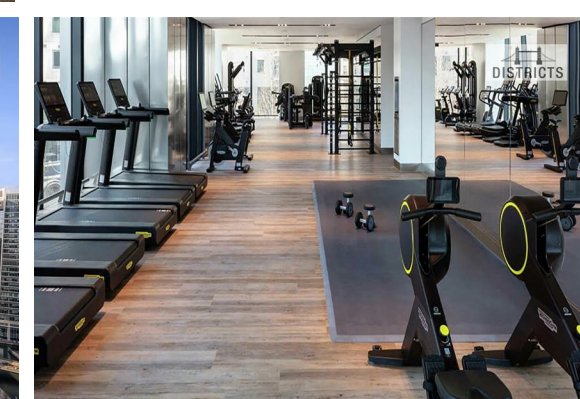
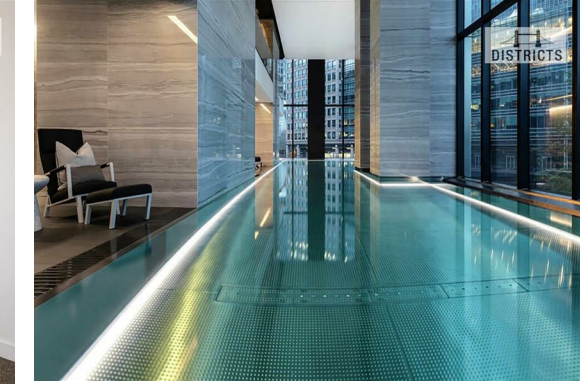
Finished to an excellent standard throughout, the apartment features floor-to-ceiling windows, comfort cooling, and underfloor heating, creating a bright and comfortable living space. The contemporary open-plan kitchen is fully fitted with Siemens appliances and an integrated wine cooler, while engineered timber flooring flows through the living areas and soft carpeting adds warmth to the bedroom. Residents benefit from an outstanding range of private lifestyle facilities, including a swimming pool, two gyms and spa, private cinema, dining suite, entertainment lounge, sky bar and terrace, and a landscaped bamboo garden with hot tubs. Additional benefits include a co-working lounge, 24-hour concierge and on-site security. Ideally located in the heart of Canary Wharf, the property is moments from Canary Wharf station (Elizabeth and Jubilee lines), providing excellent connections across London, with Bond Street reachable in approximately 15 minutes.

Leasehold: 999 Years remaining  
approximately  
Ground rent amount: Approx. £500pa  
Review period: Ask agent  
Service charge amount: Approx. £6,125pa  
Review period: Ask Agent  
Council tax band: E – Tower Hamlets

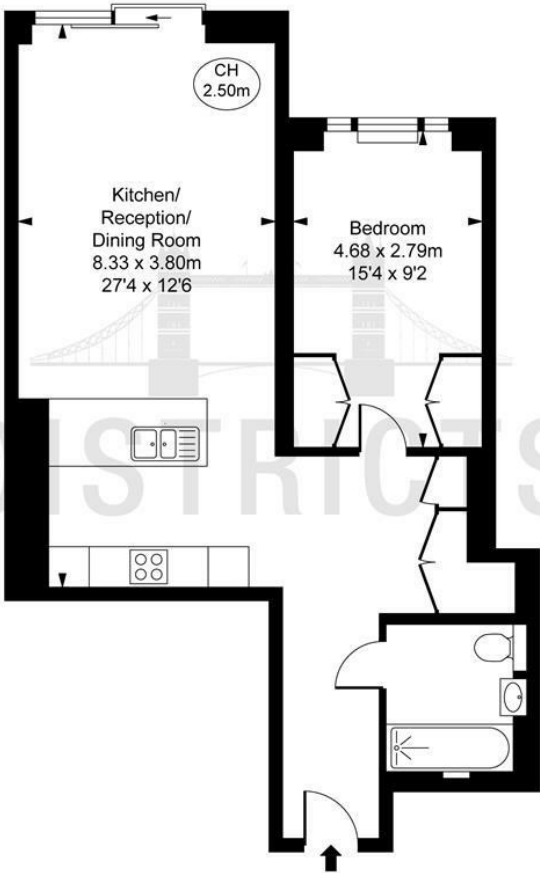
Electricity supply – Mains | Heating – Mains |  
Water Supply & Sewerage – Mains | Lift  
Access | Parking - No | Cladding: EWS1 Cert.  
available

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





Hampton Tower,  
South Quay Plaza, E14  
Approximate Gross Internal Area  
61.22 sq m / 659 sq ft  
( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 | 84      | 84                         |
| (81-91) B                                   |         |                            |
| (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<br>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 firms employment has the authority to make or give any representation or warranty in respect of the property.