



## **Amory Tower, 199 Marsh Wall, London, E14 9ZN**

**£620 Per Week**

AMORY TOWER IS PART OF THE 'MADISON BUILDING' LOCATED ON MARSH WALL. RESIDENTS CAN ENJOY FACILITIES SUCH AS THE 20 METER POOL, THE LOFT GYM HOUSING ALL THE LATEST CARDIO VASCULAR EQUIPMENT AND A SUN TERRACE, SCREENING ROOM AND THE MANHATTAN LOUNGE WITH NO LESS THAN 3 TERRACES A KITCHEN AND BAR

The apartment is no less impressive and is set over 594 square feet and comprises a bright and spacious reception room with stained oak engineered timber wood flooring, a bespoke sleek kitchen with "Siemens" appliances and floor to ceiling windows facing West.

The double bedroom is unusual as it offers a view from bed with its curved floor to ceiling glass window, ample storage space is located in the bedroom with its built in wardrobes and the bedroom feels luxurious with its wool mix carpeting. The bathroom is impressive with a feature mosaic tiled wall and elegant fittings.

The apartment has underfloor heating and air cooling

COMES FURNISHED. AVAILABLE FROM 03.06.2026

- MADISON BUILDING
- 18TH FLOOR ONE BED
- COMES FURNISHED
- MARSH WALL LOCATION
- WALK TO CANARY WHARF ST
- 594 SQUARE FEET
- RES 18M POOL & GYM
- WALK TO SOUTH Q DLR
- GREAT VIEWS FROM ALL ROOMS
- SCREENING ROOM & LOUNGE



BUILDING LOBBY (CGI)



RESIDENTS POOL AT THE MADISON SPA (CGI)



SCREENING ROOM (CGI)



BUILDING LOBBY (CGI)



RESIDENTS MANHATTAN LOUNGE (CGI)

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**ONE OF 3 TERRACES AT THE MANHATTAN LOUNGE (CGI)**



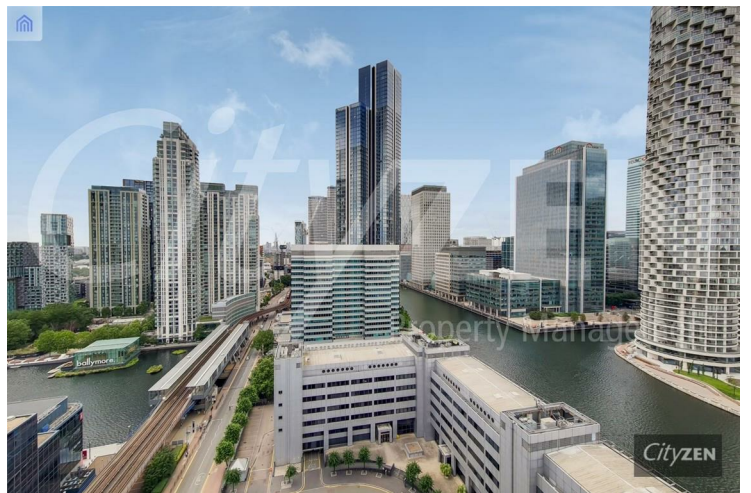
**AMORY TOWER**



**AMORY TOWER**



**RESIDENTS GYM AT "THE LOFT GYM" (CGI)**



**VIEW FROM RECEPTION ROOM**

**Amory Tower, 199 Marsh Wall, London, E14 9ZN**



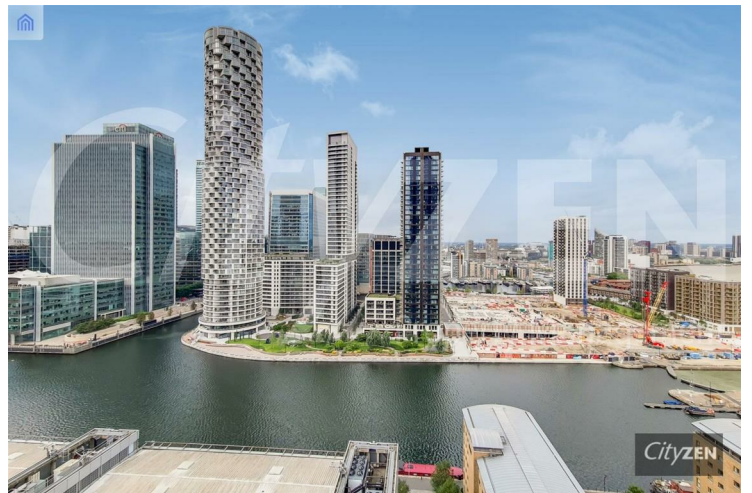
**KITCHEN**



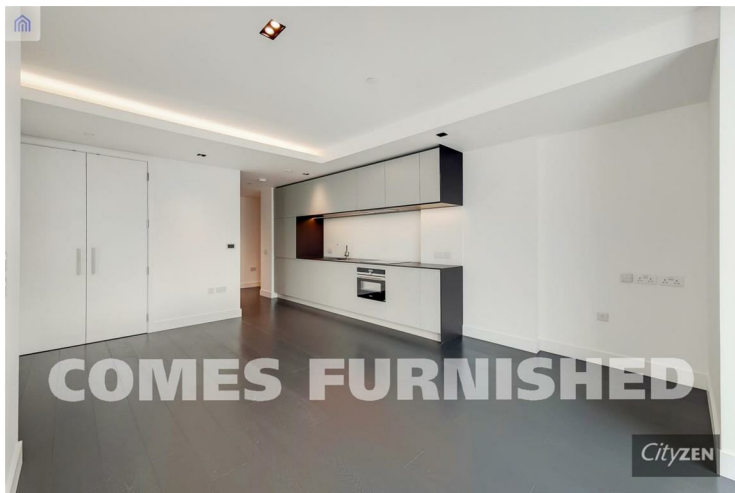
**RECEPTION ROOM**



**RECEPTION ROOM**



**VIEW FROM BEDROOM**



**RECEPTION ROOM**



**BEDROOM**

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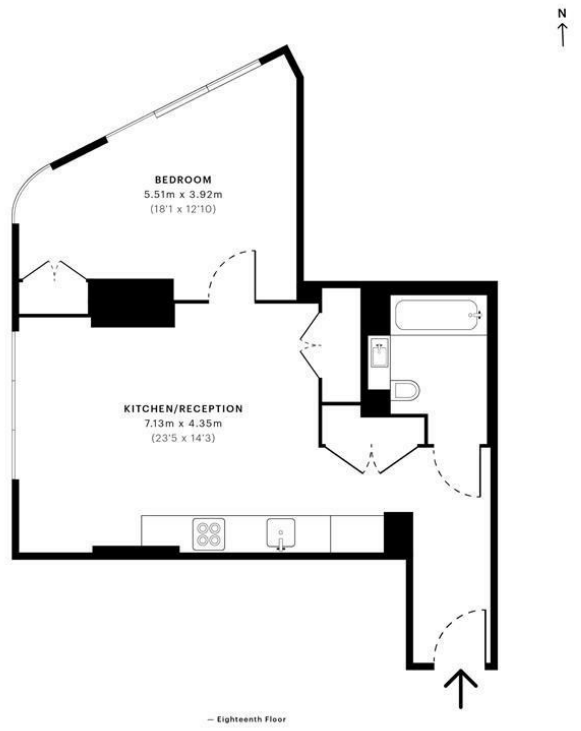
**BEDROOM**



**BEDROOM**



**BATHROOM**

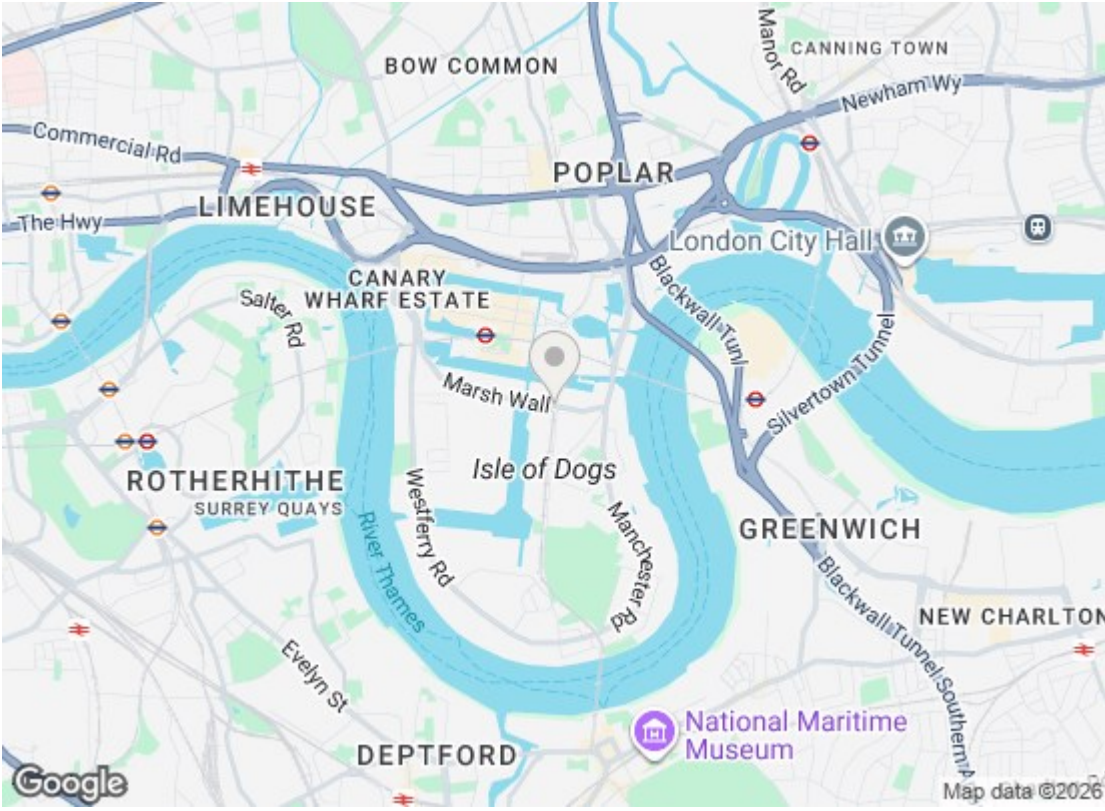


GROSS INTERNAL AREA (GIA) The footprint of the property 55.22 sqm / 594.38 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes measurements restricted head height 51.75 sqm / 557.03 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.37 sqm / 3.98 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B Residential: 56.00 sqm / 602.78 sqft  
IPMS 3B Residential: 53.16 sqm / 572.21 sqft  
SPIC ID: 6115414531e4b90dd3a72c91



**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		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.