



Let **UK** Home

**2 Bedrooms**

**Flat**

Located in London

**£3,800 Per Month**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



# 67 Marsh Wall London

E14 9GS



Let UK Home are excited to offer this spectacular two bedroom apartment in the heart of Harcourt Tower part of the South Quay Plaza.

This property comprises a large bright open plan kitchen and living room with great views, two double bedrooms with fitted wardrobes(one of them was converted from the dining room), a large family sized bathroom and ample storage. A virtual viewing is provided.

The residents of this apartment will benefit from concierge service, a leisure and wellness center and a fitness center (with an outdoor hot tub), iGarden-an advanced shared workspace, supporting conference rooms and outdoor work areas, a game room with an independent soundproof karaoke room, a 20-meter swimming pool, a 56th-floor bar and lounge, and a terrace. It is worth mentioning that the 56th-floor bar is one of the highest residential bars in Europe. Residents can overlook Canary Wharf, the Thames, the City of London, etc., and enjoy a beautiful panoramic view.

Harcourt Tower is located in the heart of Canary Wharf. Canary Wharf has a beautiful environment, with multiple parks and cool blue riverside spaces, a total of 2.6 acres of green place, and complete supporting facilities for life, such as many internationally renowned hotels and more than 280 shops, cafes, bars, and restaurants. It is a shopping paradise, with everything from well-known brand stores, commercial streets to shopping malls. There are also many well-known cultural attractions near Canary Wharf, such as Tower Bridge, Royal Observatory and National Maritime Museum. In addition, there are many art centers, museums and theaters in the area, such as Canary Wharf Arts Centre, Museum of London

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- 15th Floor
- 24h Security
- Swimming Pool & The Spa
- Cinema & Game Room
- Sauna & Steam Room
- Concierge Service
- The Gym
- Co-working Space
- Residents Lounge
- EPC Rating: B



One Bedroom Apartment

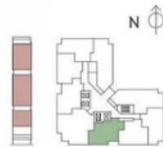
Type 1A



TYPE 1A - AVAILABLE ACROSS ALL FLOORS

Living	10'6" x 21'3"	3.22m x 6.48m
Kitchen	11'1" x 7'9"	3.38m x 2.37m
Dining Room	11'4" x 9'6"	3.48m x 2.93m
Bedroom	9'0" x 12'2"	2.75m x 3.73m
<b>Total Internal Area</b>	<b>626 sq ft</b>	<b>58.15 sq m</b>

KEY:  
 ●●● Measurement points: C Cupboard U Utility Cupboard W Wardrobe WD Washer Dryer  
 Layouts shown here are for approximate measurements only, they are not necessarily to scale.  
 Exact layout and size of property may vary. All measurements may vary within a tolerance of 3%.



Let **UK** Home

3F 2 Eastbourne Terrace  
 Paddington  
 London  
 W2 6LG

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**Council Tax Band: E**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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