



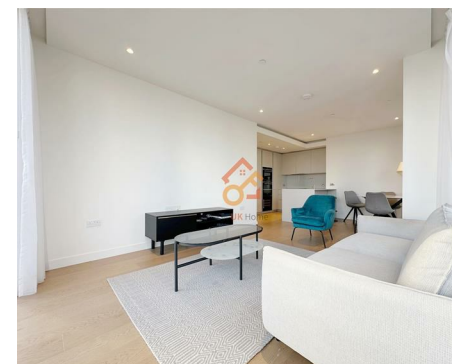
Let **UK** Home

2 Bedrooms

E14 9RA

Located in London

£4,150 Per Month



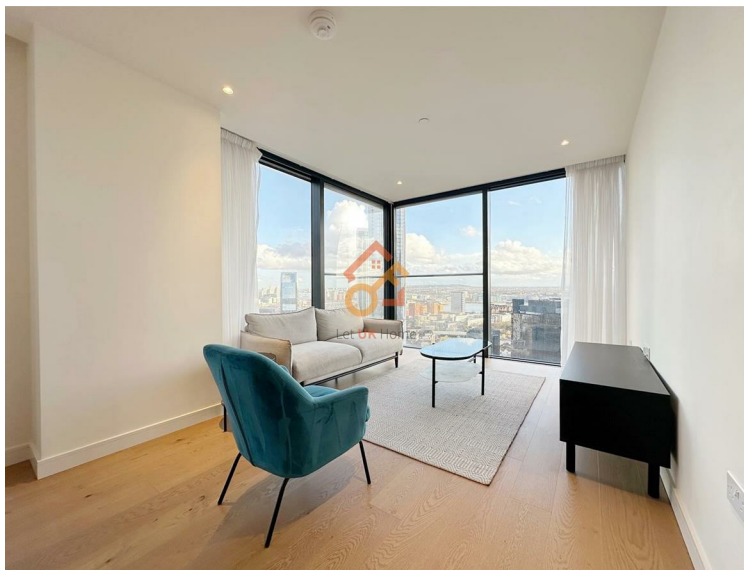
info@letukhome.co.uk

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

01795 358 886



Hampton Tower, 75 Marsh Wall, London E14



Let UK Home are excited to offer this spectacular 2 bedroom apartment in the heart of Hampton Tower part of South Quay Plaza development located in Canary Wharf. Property Reference: LUH 1322

This property comprises a large bright open plan kitchen and living room, two double bedrooms(master with wardrobes & en-suite), a large family sized bathroom and ample storage. A virtual viewing is provided.

Living at SQP, the residents will become exclusive members of The Quay Club, providing fantastic facilities including a state of the art gym, 20m swimming pool overlooking the South Dock, business lounge, screening room and private dining room as well as the stunning 56th floor bar and terrace, offering incredible views of the city skyline.

Located just a few moments from the heart of London's fastest growing business district, SQP is incredibly well connected. Within a several minute walk you can access the South Quay DLR station, Canary Wharf underground station(Jubilee Line) and the Elizabeth Line (Crossrail).

Thanks to the excellent transportation network, residents can quickly reach numerous well-known universities, with most campuses accessible within a short commute, such as the University of Greenwich, London Metropolitan University, and King's College London. In addition, the UCL School of Management has a campus at Canary Wharf.

The development is surrounded by multiple shops, service institutions, and recreational facilities. The area's cultural and leisure amenities are exceptional, with year-round events covering a variety of fields such as art, comedy, dance, and theater, allowing residents to fully enjoy a rich British lifestyle. Canary Wharf, which enjoys immense popularity, features five large shopping centers, and there are more than 200 shops, cafés, bars, restaurants, service institutions, and entertainment facilities around SQP.

- 26th Floor
- Cinema & Game Room
- Swimming Pool
- Virtual Viewing Available
- Close to UCL School of Management

- Concierge Service & 24h Security
- The Gym
- Canary Wharf
- EPC Rating: B





2 Bed, Type 3 South

<u>Area</u>	82.7 sq.m. / 890 sq.ft.
<u>Living</u>	6.62 × 3.34 m / 21'8" × 10'11"
<u>Kitchen</u>	2.70 × 2.15 m / 8'10" × 7'0"
<u>Bed 1</u>	4.32 × 3.23 m / 14'2" × 10'7"
<u>Bed 2</u>	3.82 × 3.38 m / 12'6" × 11'1"



Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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01795 358 886

Council Tax Band: F

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) A		
(81-91) B		
(69-80) C	83	83
(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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