PRIME LONDON



Sugar Quay, 1 Water Lane, EC3R 6AL

Asking Price £2,000,000

2 2 1 B



Sugar Quay

1 Water Lane, EC3R 6AL

Asking Price £2,000,000

- Stunning two bedroom property
- One underground parking space
- Residents' swimming pool, gym, steam room and sauna
- 1,446 sq ft (134.30 sqm)
- Two private balconies
- 24 hour concierge



This exceptionally spacious two bedroom apartment, extending to 1,446 sq ft (134.30 sqm), occupies a higher floor of the prestigious Sugar Quay development, and is available for chain free sale through Prime London.

Finished to an excellent specification throughout, the apartment offers beautifully proportioned living accommodation with bright and spacious interiors, two generous double bedrooms, both benefiting from bespoke fitted wardrobes, and two private balconies providing excellent outside space. Further benefitting from one secure parking space and high quality finishes throughout, this exceptional home offers luxurious City living with both style and practicality.

Occupying an unrivalled position on the banks of the River Thames, Sugar Quay offers residents an outstanding range of private amenities, including a 24 hour concierge, a 20 metre swimming pool with spa facilities, a state of the art fitness suite, residents' lounge, private cinema and business suite.

The development is exceptionally well connected, with Tower Hill Underground Station (Circle and District lines) just a seven minute walk away, while Bank Station is approximately twelve minutes on foot, providing excellent access to the Central, Northern and Waterloo & City lines.









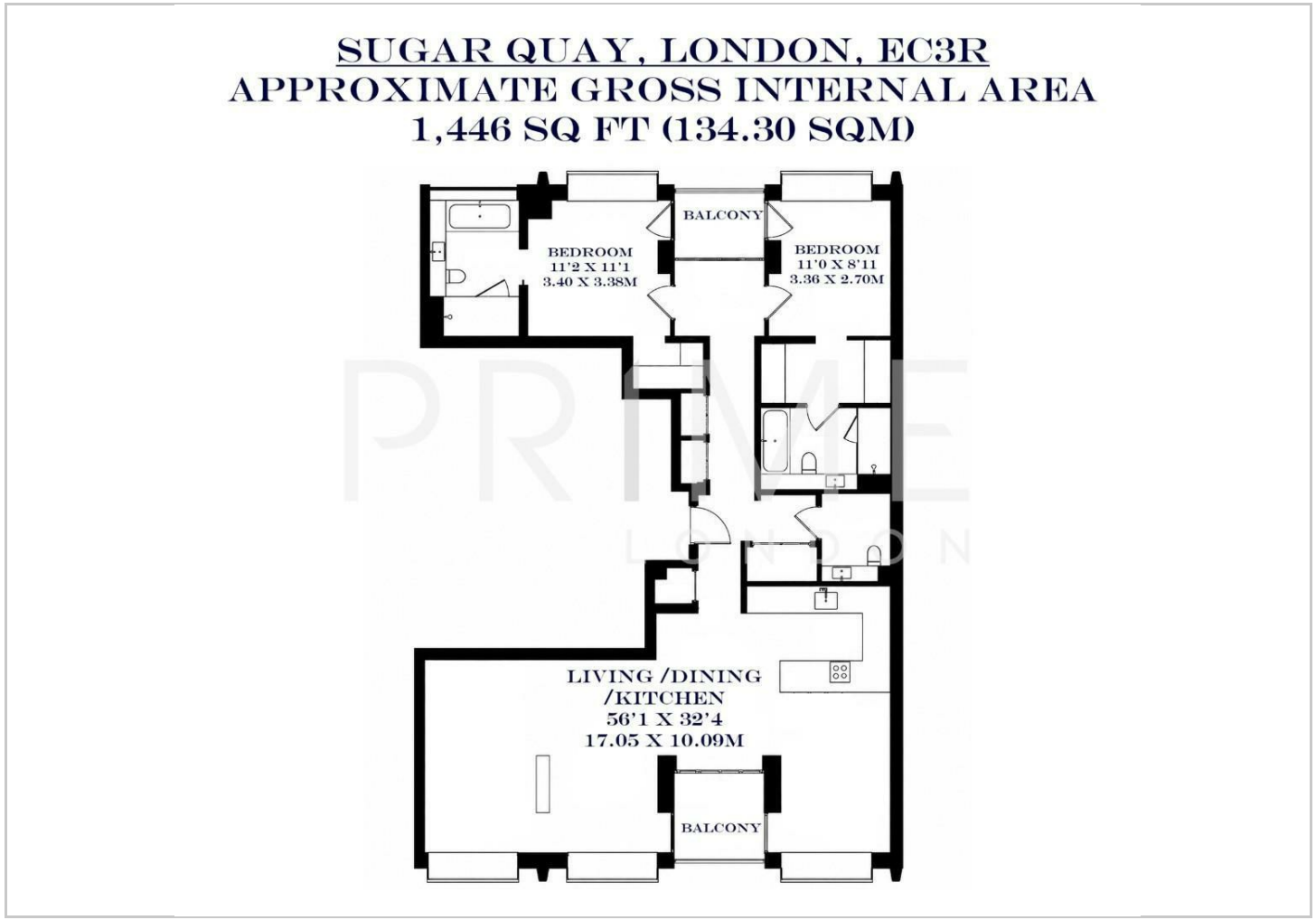




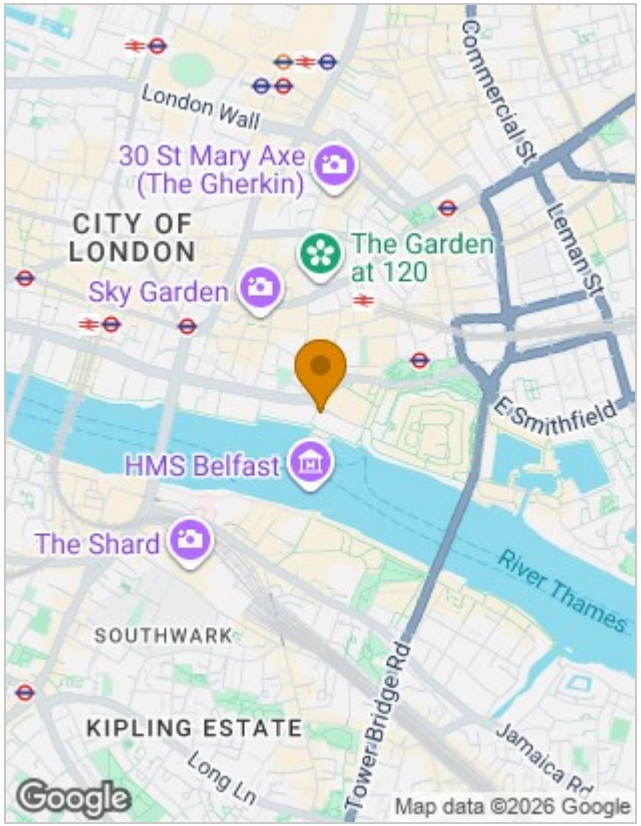



PRIME

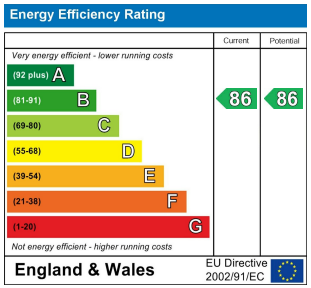
Floor Plans



Location Map



Energy Performance Graph



Viewing

By appointment. Contact us if you wish to arrange a viewing appointment for this property, or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

21 Grosvenor Gardens, Belgravia, London SW1W 0BP | Palace View, 131 Lambeth Road, London SE1 7BT
Tel: 0207 052 1075 | 0207 928 6663 Email: Office@PrimeLondonResidential.com www.PrimeLondonResidential.com