

Landmark Pinnacle, 10 Marsh Wall, London, E14 9XZ

Asking price £600,000

1 1 1 B

DISTRICTS

Located on an upper floor of the prestigious Landmark Pinnacle, this beautifully presented one-bedroom apartment offers stylish, modern living space, complete with a bright east-facing winter garden. **Photos have been digitally dressed for example purposes.

The property features a spacious open-plan reception and kitchen area with sleek stone worktops and integrated appliances, complemented by timber flooring throughout. The generous double bedroom includes built-in storage and access to the winter garden, while the contemporary bathroom is finished with elegant porcelain tiling.

Residents benefit from exceptional on-site amenities including a 24-hour concierge, private gym, cinema room, residents' lounge, roof terraces and more, delivering a true luxury lifestyle in the heart of Canary Wharf. Excellent transport links are moments away at Canary Wharf Station and Heron Quays DLR station, with shops, restaurants and bars all within easy reach.

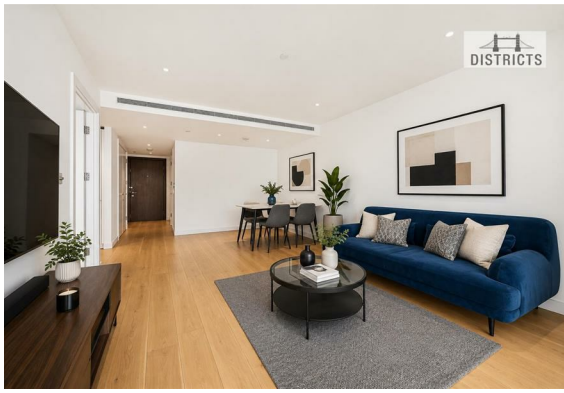
Approx. years remaining on lease: 988
Ground rent amount: approx. £600pa
Ground rent review period: Ask Agent
Service charge amount: approx. £5,573.56pa
Service charge review period: Ask Agent
Council tax band: E (Tower Hamlets)

Electricity supply – Mains | Heating, Hot Water & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Lift Access | Parking: No | Cladding: EWS1 Certificate Ask Agent

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





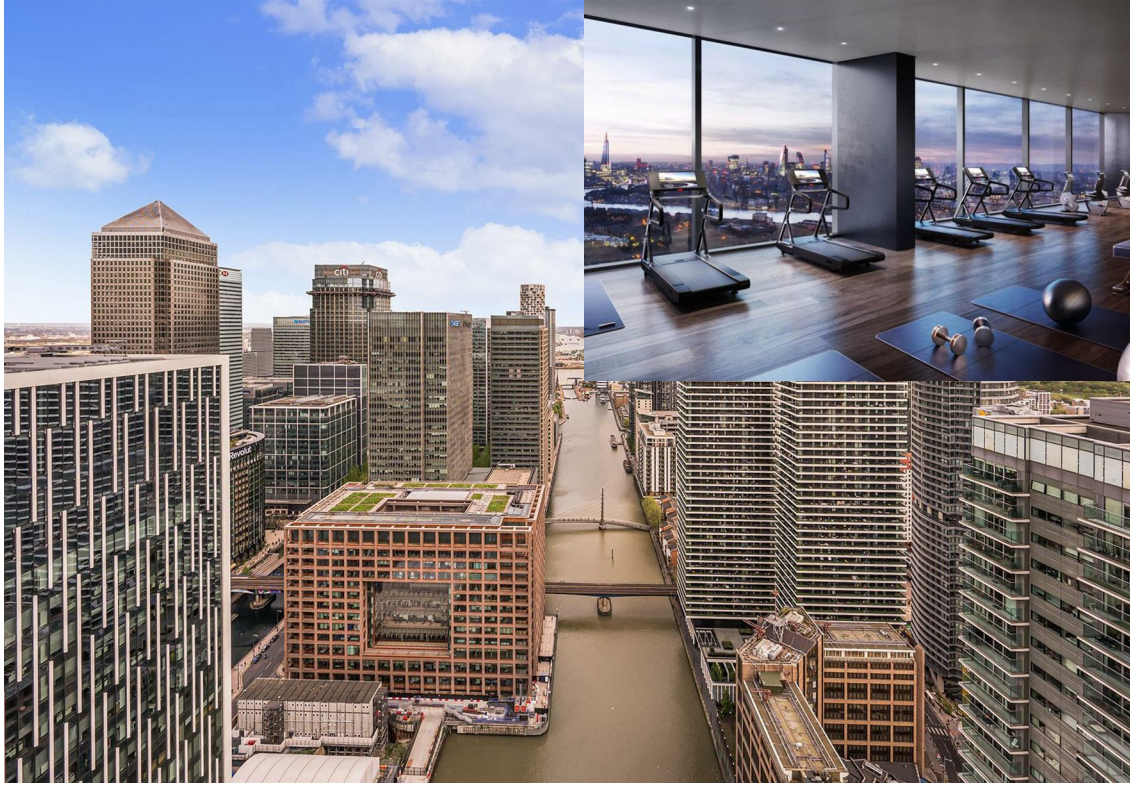






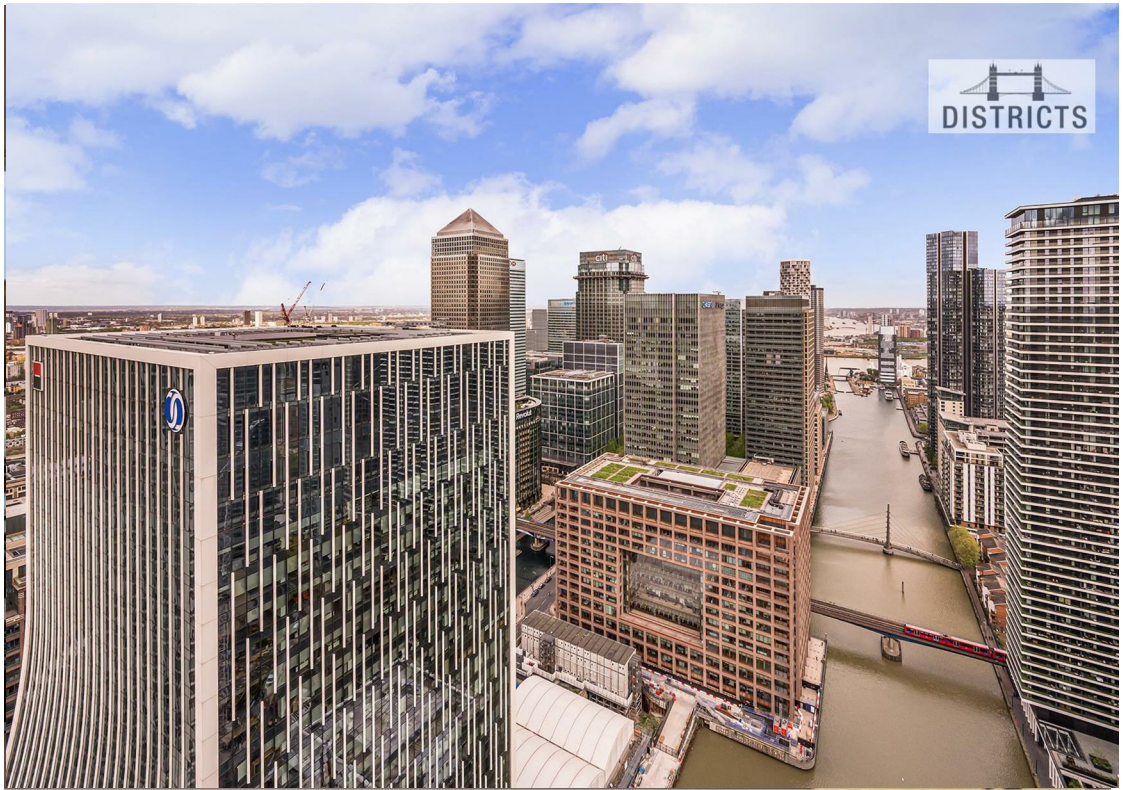



DISTRICTS



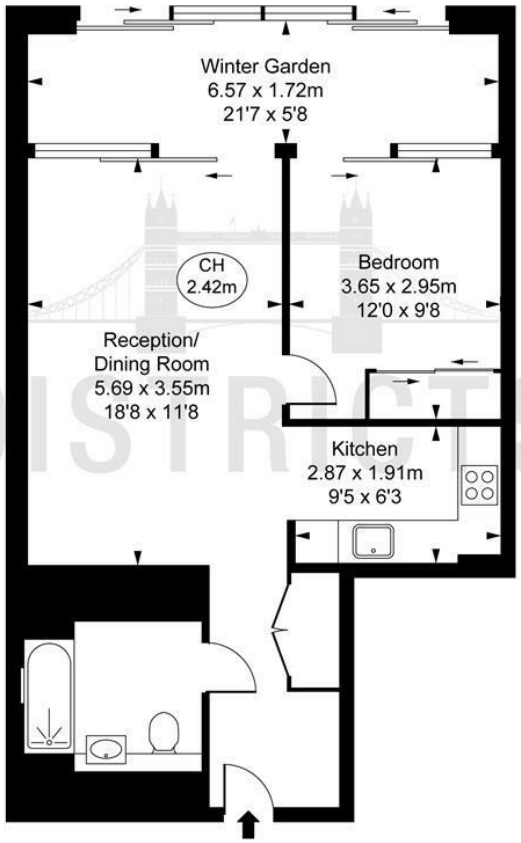





DISTRICTS

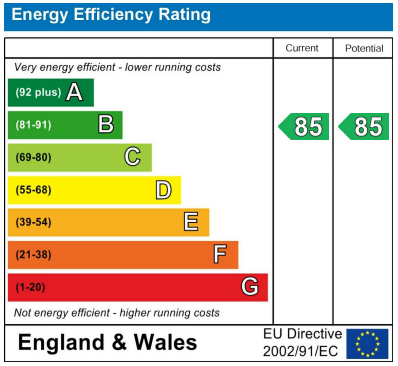
Landmark Pinnacle, Marsh Wall, E14

Approximate Gross Internal Area
63.42 sq m / 683 sq ft
(Including Winter Garden
11.04 sq m / 119 sq ft)
(CH = Ceiling Heights)



DISTRICTS

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.
© Fulham Performance



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.

Unit 2, Hampton Tower 75 Marsh Wall, Canary Wharf, London, E14 9WS
T. +44(0)207 139 5062 | **E.** contact@districtslondon.com