



**BATTERSEA & NINE ELMS
ESTATES**



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10 Marsh Wall London

£925 Per Week

A breath taking two-bedroom apartment situated on a high floor offering sunset views over London. Comprising of two bedrooms, two bathrooms and open-plan reception with modern integrated kitchen.

Residents enjoy a 5-star experience with the following amenities available for the resident's exclusive use: a gym, cinema room, resident lounge, a residents business centre and meetings rooms.

Set against the iconic backdrop of the Canary Wharf peninsula, Landmark Pinnacle is the tallest residential address in Western Europe, soaring 239 metres into the sky above London's most affluent and dynamic business district. So if you're looking for luxury living in one of the most sought after residential developments around you've found it.

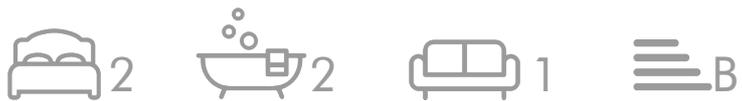
Inside this high-spec Pinnacle Residence, you'll find engineered-timber herringbone flooring throughout the living and dining areas, feature stone walls in the bath and shower rooms and brass tap-ware and brushed chrome ironmongery. Located just a few moments from South Quay DLR station and less than 5 minutes to Canary Wharf underground station.

Minimum Contract: 12 Months
Change of contract fee: £50 including VAT
Council Tax band: Tower Hamlets - F
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £925 (1 weeks rent, subject to agreed offer)

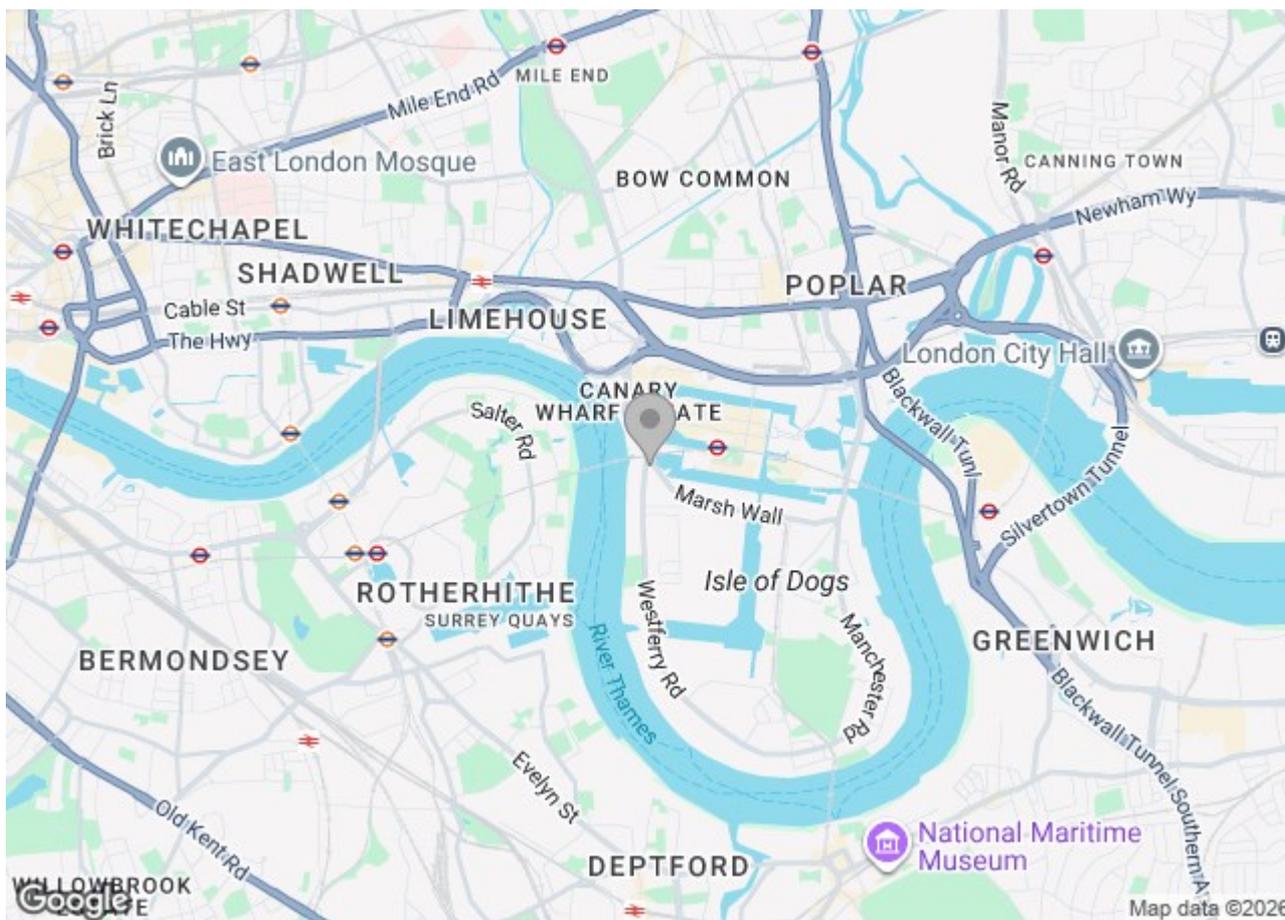
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Ftp

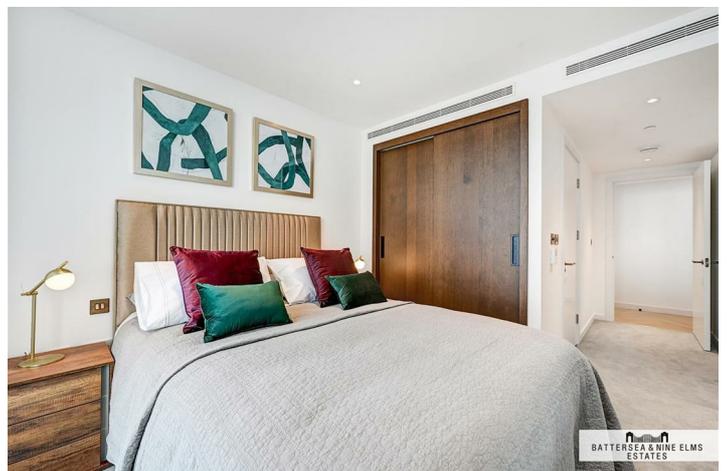
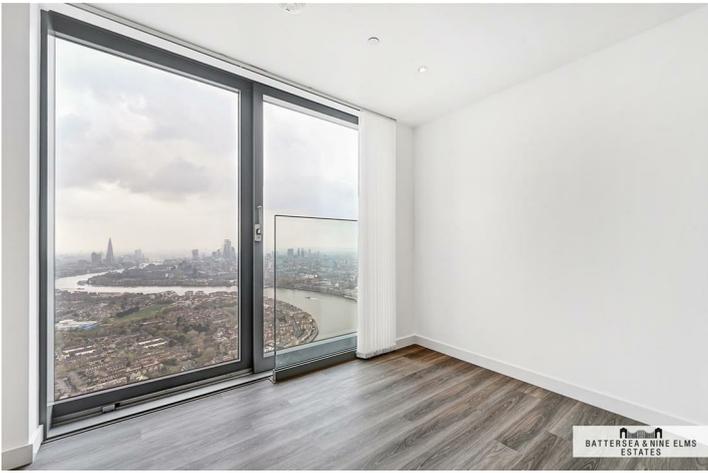
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

10 Marsh Wall London

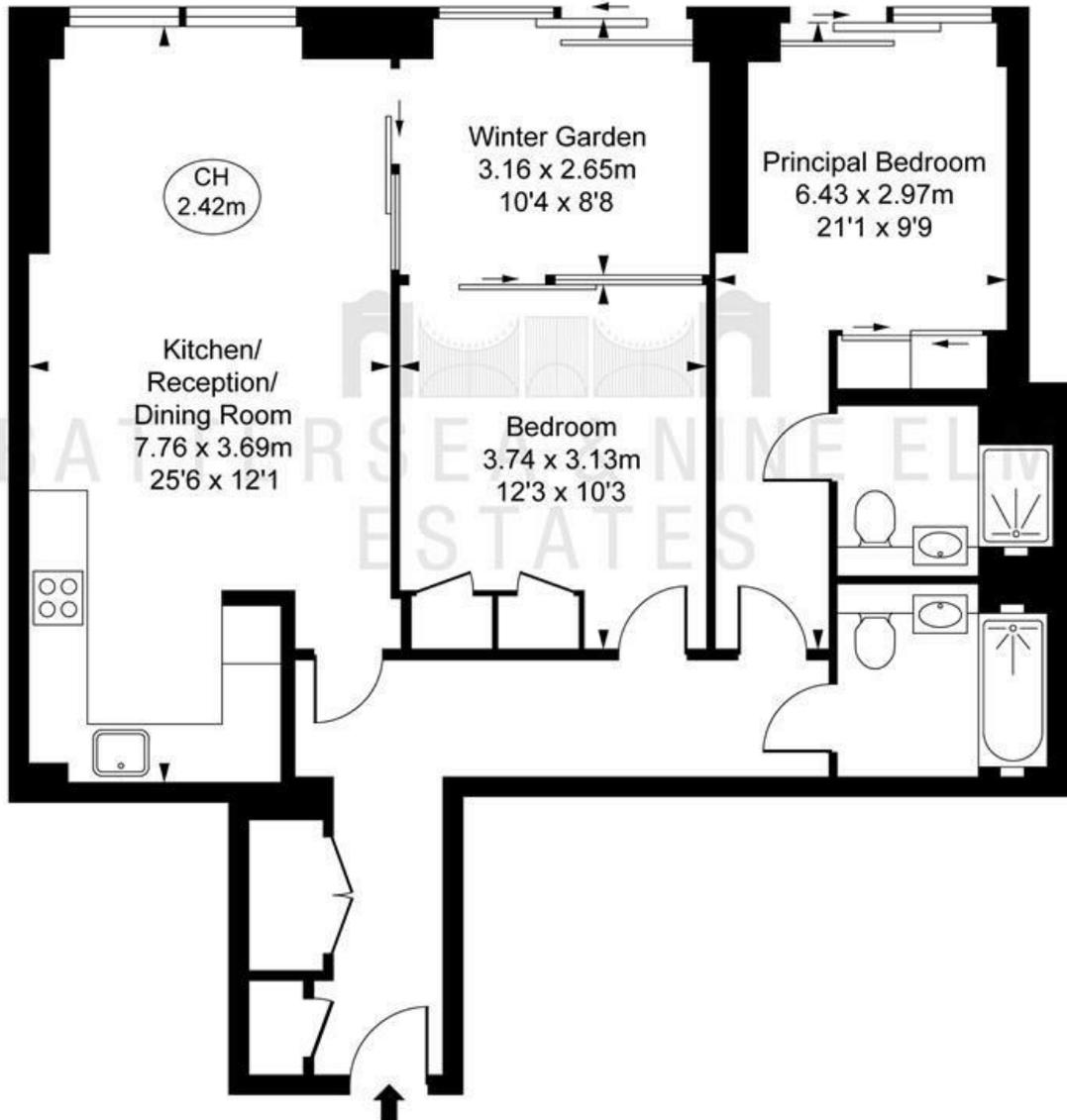


- Two bedroom
- 27th floor Garden and Park Space
- 24 Hour Concierge
- Two bathroom
- 56th floor Gym and Wellness centre
- Comfort cooling & underfloor heating
- 56th floor Private Dining Room and Club Lounge





Landmark Pinnacle,
Marsh Wall, E14
Approximate Gross Internal Area
83.31 sq m / 897 sq ft
(Including Winter Garden
8.10 sq m / 87 sq ft)
(CH = Ceiling Heights)



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.
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	