



Flat 132, 1, Sugar Quay Water Lane, London, EC3R 6AP
£995,000



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Private Balcony | 24/7 Concierge | Gym | Swimming Pool | Lounges | Business & Meeting Rooms | Cinema Room | Next to the River Thames | Great Transport Links | WeChat: CLH-Consultant.

Description

The Property

Extremely well positioned, Sugar Quay is only moments from Tower Bridge, London Bridge, and The Shard, yet it remains a quiet, village-like retreat, with the emphasis firmly on making the most of your leisure time. This prime riverside setting places you right at the centre of one of London's most dynamic shopping, café, and dining scenes, offering the very best of both worlds.

This bright and expansive two-bedroom apartment has been thoughtfully arranged, with the living and dining area positioned at the end of a long entrance hall, ensuring a strong sense of privacy throughout. Whether entertaining guests or enjoying a quiet evening in, the space feels both cosmopolitan and comfortably homely. French doors open onto a private covered balcony, providing a unique outdoor setting that can be enjoyed all year round.

The bespoke, fully fitted kitchen features integrated Siemens appliances, including a fridge/freezer, dishwasher, wine cooler, and plate warmer, alongside a stainless steel sink, mirrored splashback, and composite stone worktops—delivering both style and practicality.

Both bedrooms are generously sized, offering excellent storage, floor-to-ceiling windows, and an abundance of natural light. The principal bedroom benefits from its own en-suite bathroom, while the second bedroom enjoys direct access to a well-appointed family bathroom. Finished to an exceptional standard, the bathrooms include a bathtub, walk-in shower, heated towel rails, large vanity units, and elegant porcelain tiling.

Further enhancing the home, comfort cooling and underfloor heating run throughout, alongside smart features designed to elevate everyday living—resulting in a space that feels both refined and effortlessly comfortable.

Sugar Quay Development

Sugar Quay is a luxury riverside development in the heart of the City, offering an exceptional lifestyle in one of London's most iconic settings. Residents enjoy access to a range of five-star amenities, including a 20-metre swimming pool, jacuzzi, steam room, and state-of-the-art gym, as well as a 24-hour concierge service.

Perfectly positioned close to landmarks such as St Paul's Cathedral and the Barbican Centre, and within easy reach of the Sky Garden, the development combines cultural richness with riverside tranquillity.

With world-class restaurants, boutique shopping, and excellent transport links all nearby, this apartment represents a superb opportunity to enjoy refined city living in one of London's most prestigious locations.

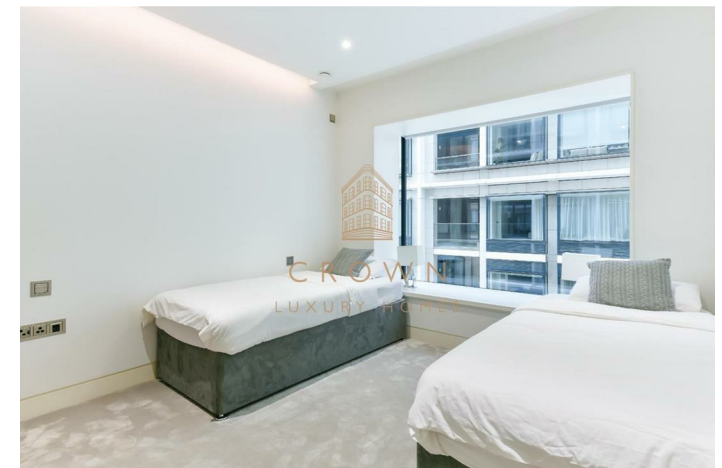
Additional Information

Heating/Hot Water Provider: Lease Holder is Billed Annually via Block Managing Agency

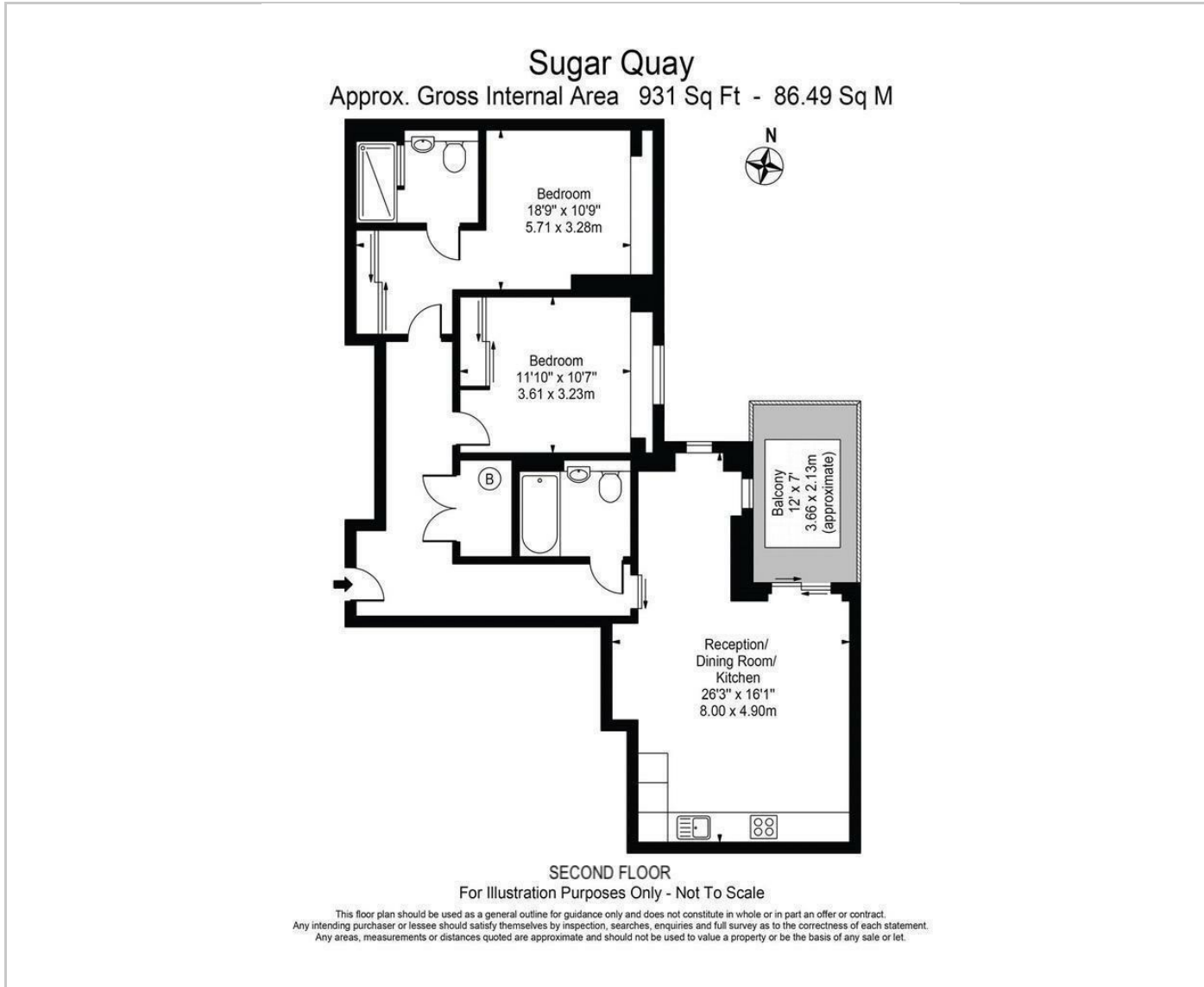
Council: City of London, Band: G

Service Charge: £8,942 per annum (subject to change)

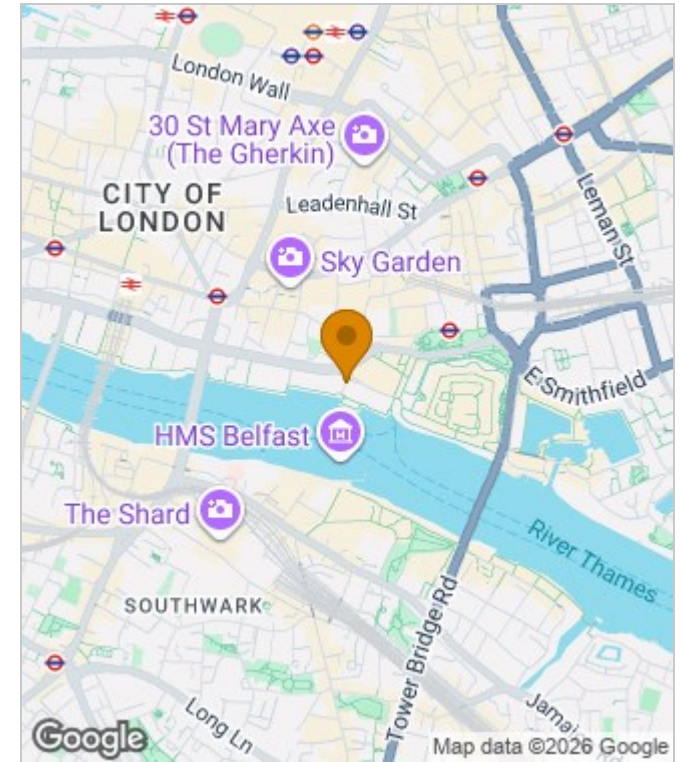
Ground Rent: TBC



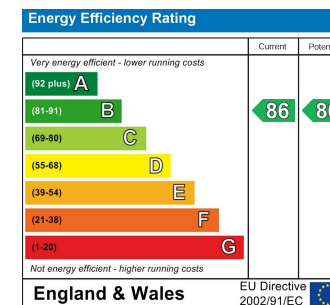
Floor Plans



Area Map



Energy Performance Graph



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