



Marsh Wall

London, E14

Asking Price £550,000

A luxurious one-bedroom apartment on the 28th floor of the spectacular Amory Tower, boasting a spacious double bedroom, a modern open-plan lounge, with state-of-the-art kitchen and a sleek bathroom. Gym, pool, sauna and steam room on-site.

CHESTERTONS



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London, E14

- Large one bedroom apartment with a south & west aspect
- Contemporary light-filled apartment
- Far-reaching panoramic views across Canary Wharf and beyond
- Gym, pool, sauna and steam room and 24-hour concierge on-site
- Private residents' lounge, with three terraces
- Located on Marsh wall close to South Quay DLR



A luxurious one-bedroom apartment in the spectacular Amory Tower located on Marsh Wall, very close to South Quay DLR station. Life's brighter all round at Amory Tower, where contemporary light-filled apartments offer far-reaching panoramic views across London and the Thames.

With a pristine finish throughout, this apartment boasts a spacious double bedroom, modern open plan lounge with state-of-the-art kitchen & sleek bathroom. With a gym, pool, sauna and steam room on-site, you can fit wellbeing into your working day. The private residents' lounge, with three terraces, is the perfect place for a coffee break when working from home.

Enjoy healthier, greener living in the urban oasis of Canary Wharf, with landscaped parks, riverside walks and a thriving community on your doorstep. The development is supremely located for DLR services to London City and Tower Hill via South Quay (0.2km) and in recent years, a much wider reach via Canary Wharf Jubilee Line Station (0.6km) and, London's new Elizabeth Line Station (0.8km), opening up locations as far as London's famous West End and putting Heathrow Airport now within easy reach.

Tenure: Leasehold 988 years approx. remaining.

Service Charge: £5,789 pa approx.

Ground Rent: £500 pa. increasing every 10th anniversary of the Lease Date in line with RPI

Local Authority: Tower Hamlets

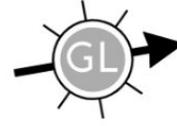
Council Tax Band: E

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| (91-101) | B | 84 | 84 |
| (81-90) | C | | |
| (69-80) | D | | |
| (55-68) | E | | |
| (39-54) | F | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

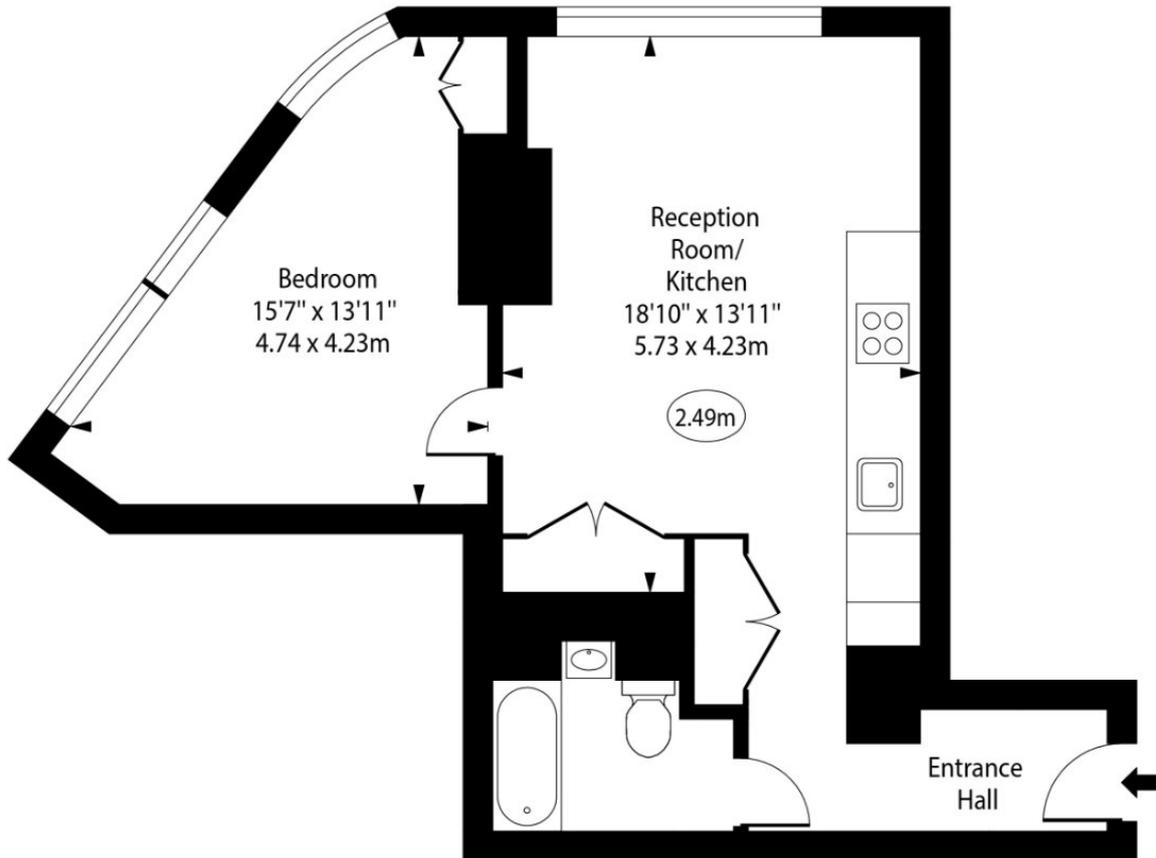
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Amory Tower, Marsh Wall, E14



○ - Ceiling Height



Twenty Eighth Floor

Approx Gross Internal Area 560 Sq Ft - 52.02 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
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