



Flat 117, Sugar Quay Water Lane, London, EC3R 6AP  
£900,000



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This elegant one-bedroom apartment offers a stunning perspective over the City of London skyline, inviting you to embrace the very best of riverside and city living in the heart of EC3R.

## Description

### The Property

10th floor (top floor) apartment with amazing City Views!

Step into a bright, open-plan living room, where floor-to-ceiling windows showcase breathtaking city views. A Juliet balcony invites you to step out and take in the panorama, the cityscape stretching before you. The room's character is enhanced by stylish white leather sofas, offering a comfortable and contemporary space to relax or entertain. Imagine enjoying a morning coffee or evening drink while soaking in the vibrant atmosphere.

The sleek, modern kitchen boasts a mirrored splashback, adding a touch of glamour and reflecting the light beautifully. Fully integrated Miele appliances ensure a clean, uncluttered look and provide all the necessary tools for culinary creations.

The cosy, modern bedroom also benefits from floor-to-ceiling windows and a Juliet balcony, framing those stunning views once more. Imagine waking up to the cityscape every morning. The room offers a peaceful sanctuary, a place to unwind and recharge.

From the bedroom, you'll find a beautiful integrated walk-through wardrobe, providing ample storage and a seamless transition to the en-suite bathroom. Here, elegant colour tones and carefully chosen lighting create a relaxing, spa-like atmosphere. The luxurious walk-in shower completes this stylish space, offering a refreshing start to the day or a soothing end to the evening. Every detail has been considered to create a sense of comfort and sophistication.

There is additional storage in the hallway, including a utility cupboard and a closet area.

Throughout the apartment there is comfort cooling to ensure the perfect temperature year-round, while underfloor heating provides a cosy warmth underfoot during the cooler months. Electric blinds offer privacy and shade at the touch of a button.

The home is equipped with a smart system that allows easy control of lighting, heating, and cooling

### Sugar Quay Development

Sugar Quay is a prestigious riverside development located on the north bank of the River Thames, near Tower Bridge and the historic City of London. This prime location offers stunning views of the river and easy access to key financial, cultural, and commercial districts. With its blend of modern architecture and historic surroundings, Sugar Quay provides an exclusive and highly desirable living experience.

### Resident Amenities:

**24/7 Concierge & Security:** A dedicated concierge team and secure entry systems ensure convenience and safety.

**Fitness & Well-being:** On-site gym, swimming pool, sauna, and spa facilities for residents. **Club Lounge & Cinema Room:** Private residents' lounge, business suite, and a cinema room for relaxation and entertainment.

**Landscaped Gardens & Outdoor Spaces:** Beautifully designed communal areas with seating and greenery.

**Secure Parking & Storage:** Private underground parking and bicycle storage options available.

**Proximity to Dining & Shopping:** Walking distance to fine dining, boutique shops, and major retail hubs such as Leadenhall Market and One New Change.

### Transport Links:

#### Underground & Rail:

Closest stations: Tower Hill (Circle & District Lines), Monument (Circle & District Lines), and London Bridge (Northern & Jubilee Lines).

Fenchurch Street and Liverpool Street stations provide national rail services.

**Bus Services:** Several routes connect Sugar Quay to the City, Canary Wharf, and other parts of London.

**River Transport:** Tower Pier and London Bridge City Pier offer Thames Clipper services for a scenic commute along the river.

**Cycle & Pedestrian Access:** The development is well-connected to cycling routes and pedestrian-friendly pathways along the Thames.

### Additional Information

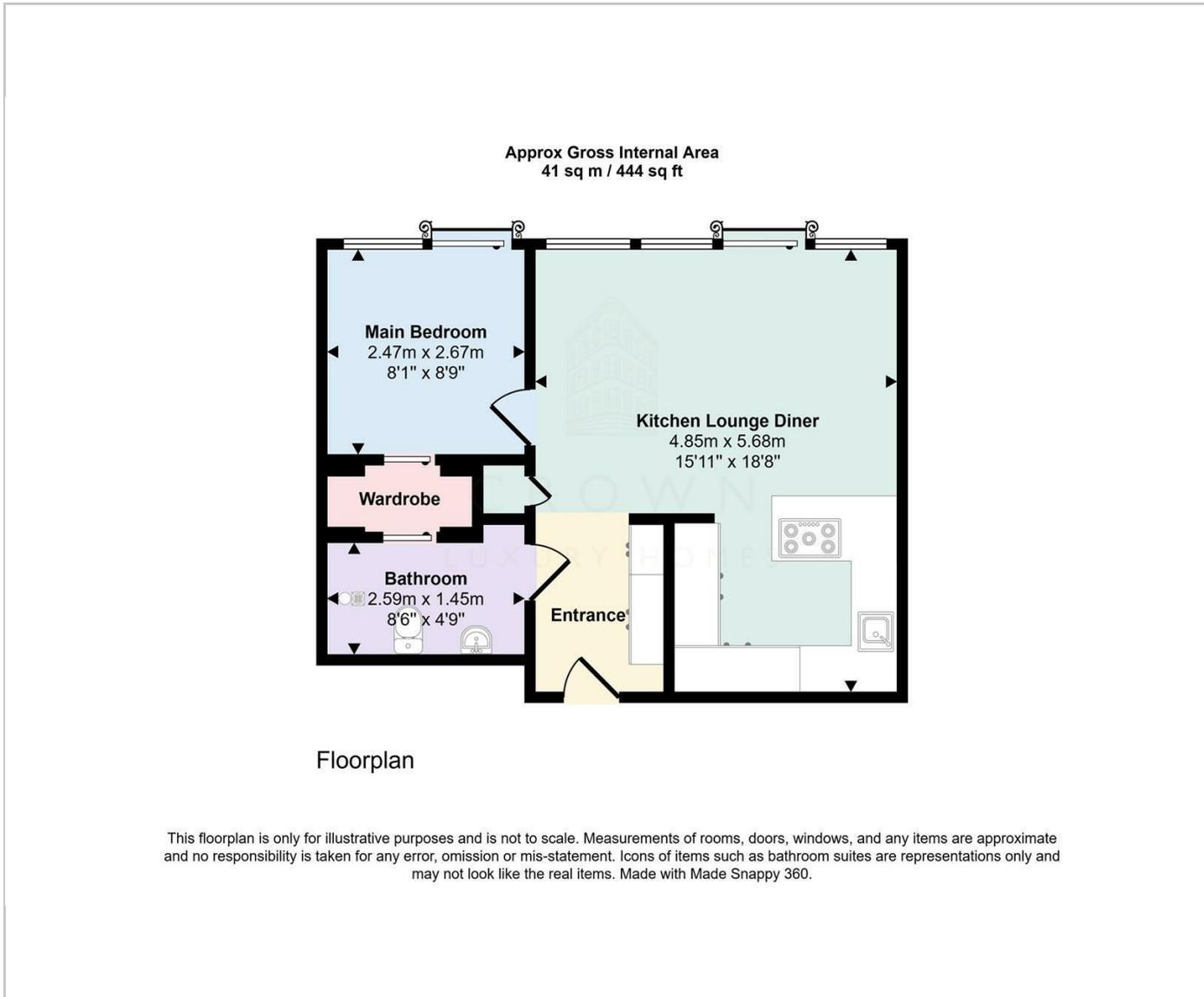
Service Charge: £4750 per annum (subject to change)

Ground rent: £750 per annum (subject to change)

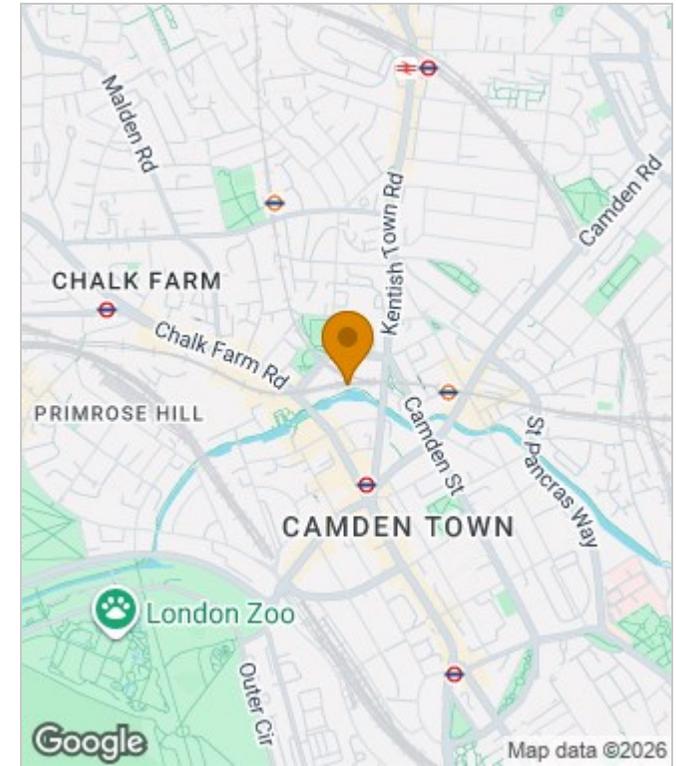
Council: City Of London, Band F



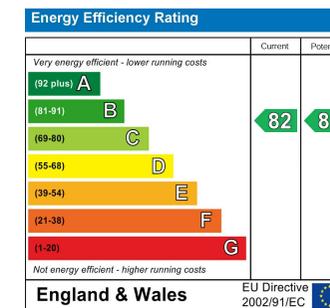
## Floor Plans



## Area Map



## Energy Performance Graph



Local Council: City Of London  
Tax Band: F

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