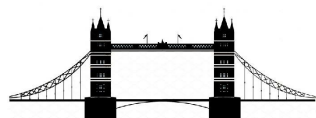




**Apartment 9.03 Harcourt Tower 67 Marsh Wall, London, E14
9GS**

 2  1  1  B


DISTRICTS

Experience elevated London living in this exceptional apartment within Harcourt Tower. Finished to an outstanding standard throughout, this beautifully presented home offers two generous double bedrooms, a luxurious contemporary bathroom, and a bright open-plan living and dining area with floor-to-ceiling windows that maximise natural light and showcase impressive views.

Photos have been digitally dressed of a similar property for example purposes.

The sleek designer kitchen is fitted with premium Siemens integrated appliances, reconstituted stone worktops, glass splashbacks, and stylish handle-free cabinetry, combining elegance with everyday practicality. Further benefits include underfloor heating and comfort cooling, ensuring year-round comfort.

Residents enjoy exclusive access to The Quay Club's outstanding five-star facilities, including a state-of-the-art gymnasium, a 20-metre swimming pool overlooking South Dock, a business lounge, private screening room, dining suite, and the spectacular 56th-floor sky bar and terrace offering panoramic views across London.

Ideally positioned in the heart of Canary Wharf's vibrant business and lifestyle district, the development benefits from excellent connectivity, with South Quay DLR station just moments away and Canary Wharf Underground and Elizabeth Line stations within easy walking distance.

Council Tax Band: E (Tower Hamlets Council)

Service charge: £5,782.68 per annum

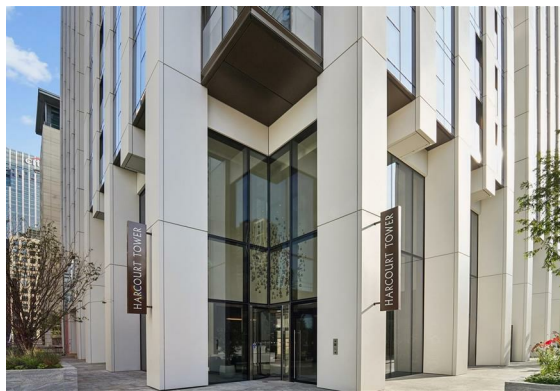
Ground Rent: - Peppercorn

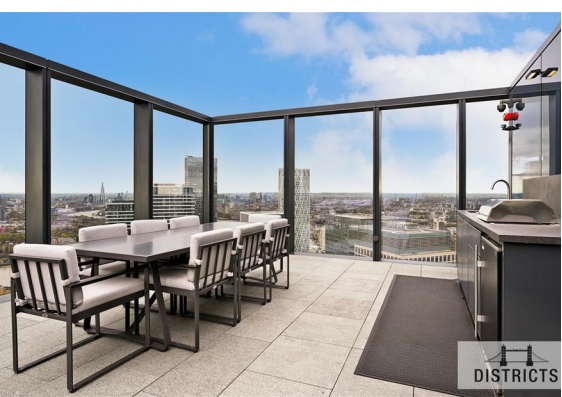
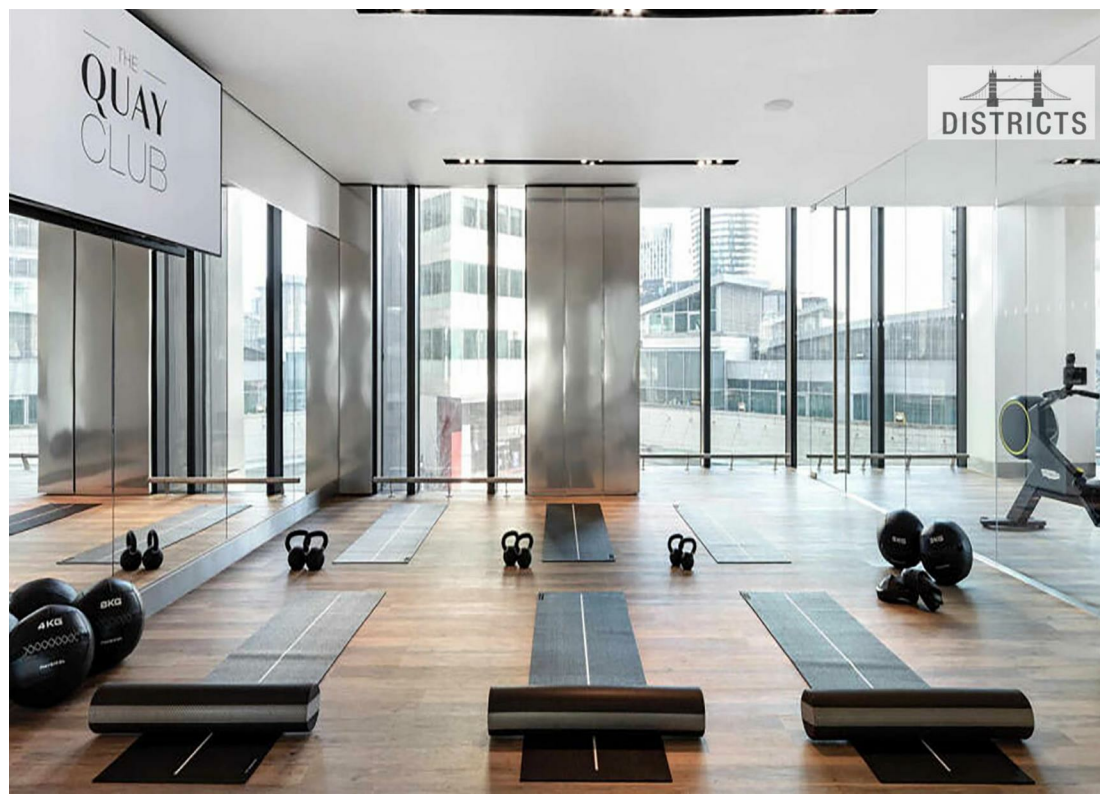
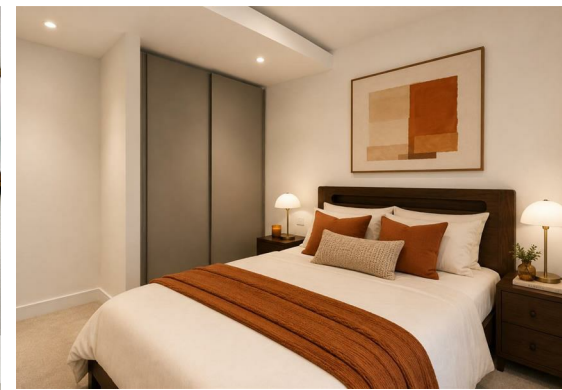
Lease: 988 Years Remaining

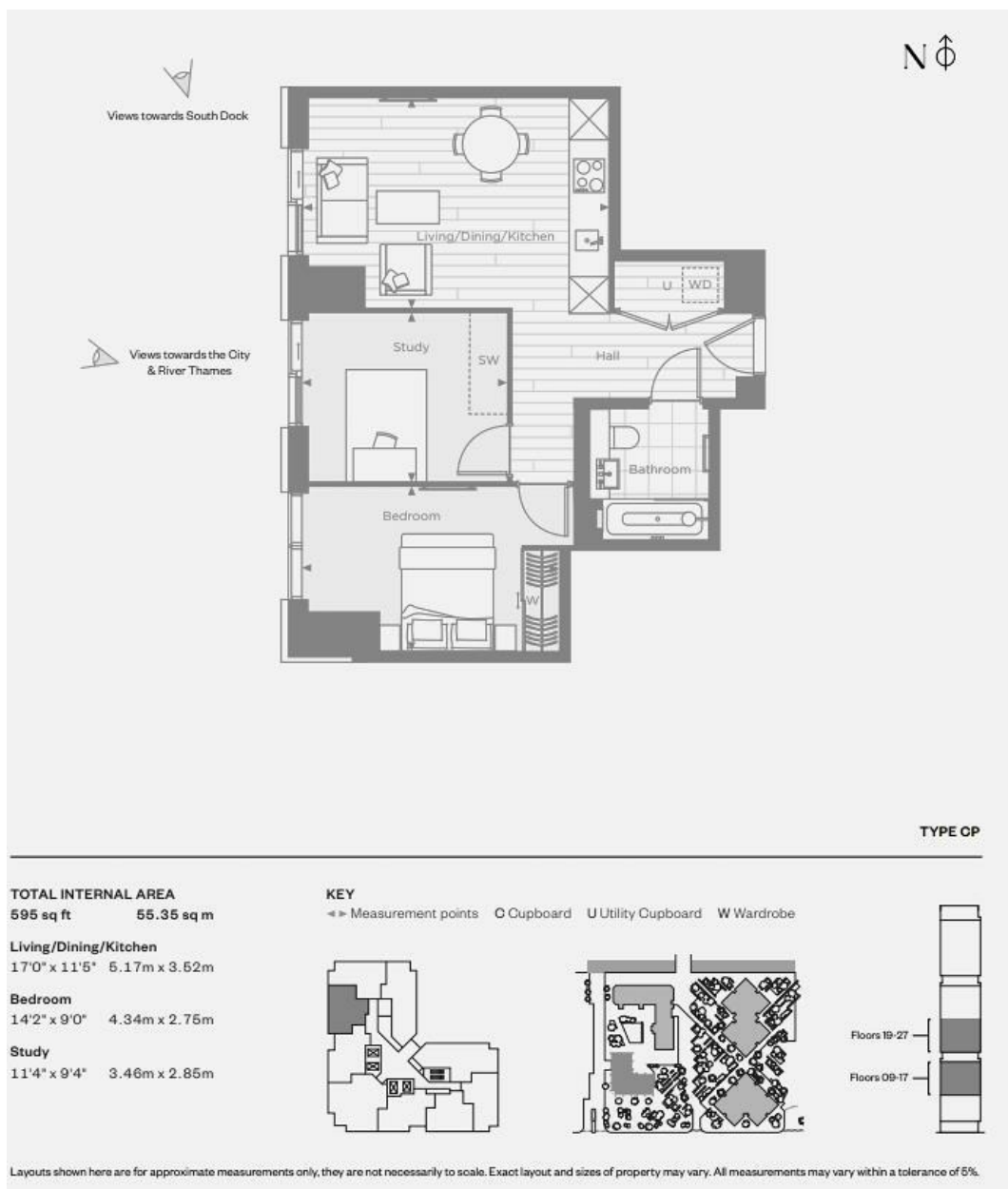
Electricity supply – Mains | Heating, Hot Water & Comfort Cooling – Communal Mains | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Cert. available | Parking: No

To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control







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

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.