



Apartment 807, Hampton Tower 75 Marsh Wall, London,
E14 9WS

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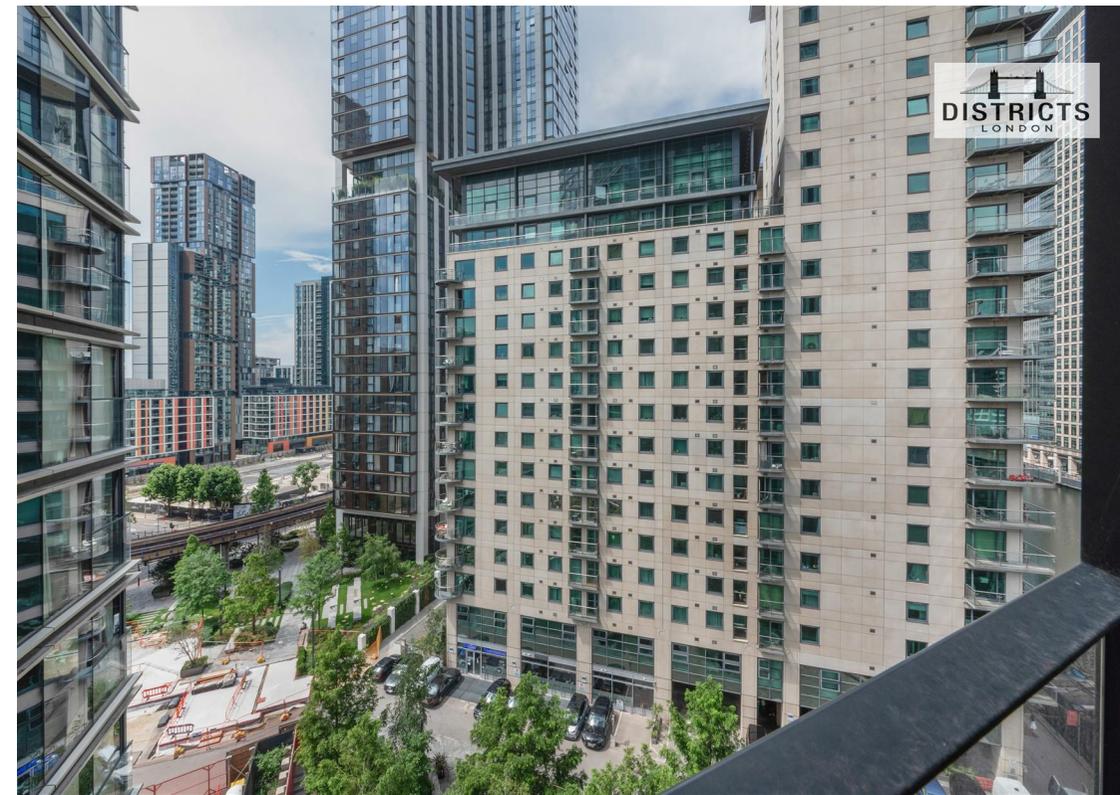
Districts London are happy to present this stunning dual aspect one bedroom in the iconic Hampton Tower by Berkeley Homes. This ideally located apartment is set over 690spft, with a corner position allowing an abundance of natural light and stunning South Dock views with the iconic Canary Wharf skyline as your backdrop. Designed by leading architects, Foster+Partners, the interiors at South Quay Plaza are finished to the highest of specification throughout with all main rooms benefitting from floor to ceiling windows. The apartment incorporates an open plan living space and fully integrated kitchen with Siemens appliances and soft close cabinetry, reconstituted stone work surfaces, luxury bathroom suite and double bedroom with sleek built in wardrobes.

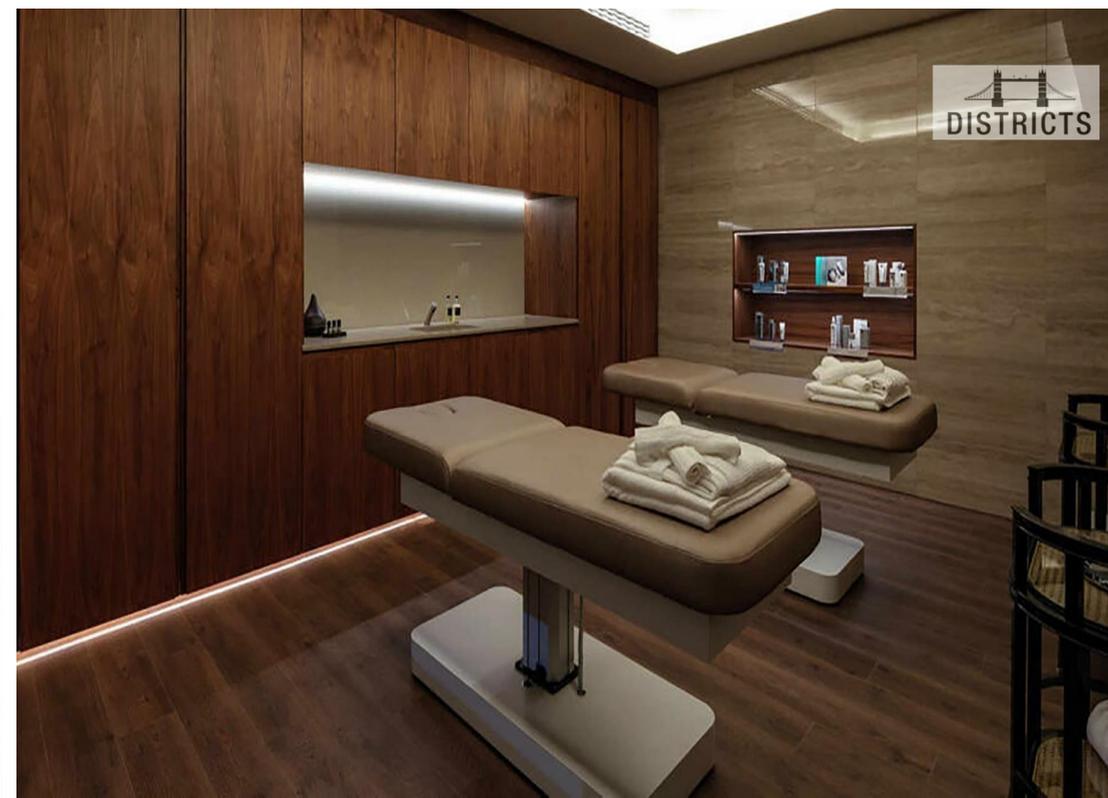
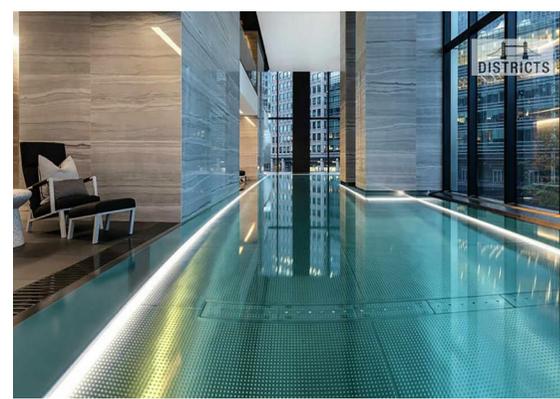
Hampton Tower is nestled just a minutes' walk to South Quay DLR and a short picturesque walk to the Jubilee and Elizabeth line.

Leasehold: 995 Years remaining approximately
Ground rent amount: Approx. £500pa
Review period: Ask agent
Service charge amount: Approx. £6,238.00
Review period: Ask Agent
Council tax band: E - Tower Hamlets

Electricity supply – Mains | Heating, Hot Water & Cooling – Mains | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Cert. available

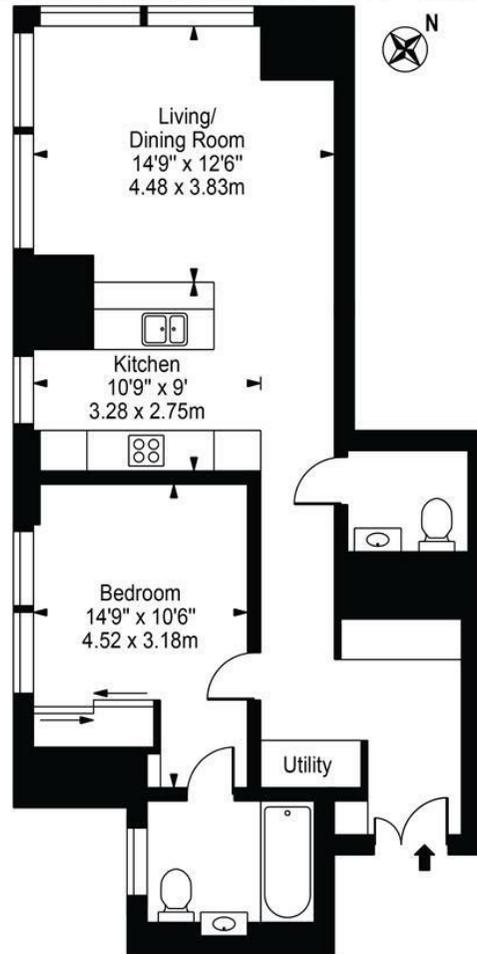
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control





Hampton Tower

Approx. Gross Internal Area 674 Sq Ft - 62.62 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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.