



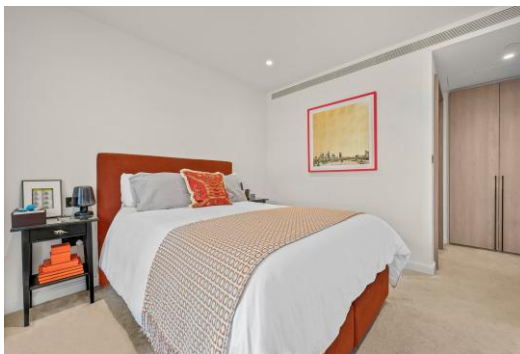
Marsh Wall

London, E22

Asking Price £1,300,000

A stunning 42nd-floor 3-bedroom apartment, offering breath-taking panoramic London views, floor-to-ceiling windows, a wide private balcony, studio lighting and exceptional resident amenities.

CHESTERTONS



Marsh Wall

London, E22

- 3 Bedrooms | 2 Bathrooms.
- Approx. 1,054 sq. ft. of internal living space.
- 24-hour concierge service.
- Amenities include residents' sky lounge, wellness suite with gym, sauna, steam room, vitality pool, cinema and games room.
- Access to selected a la carte services from the adjoining Dorsett Hotel.



This 3-bedroom apartment on the 42nd floor, presents an exceptional opportunity to experience London from an elevated perspective. This impressive studio apartment combines contemporary interiors with expansive glazing, a generous private balcony and breath-taking panoramic views across London.

The apartment is flooded with natural light through floor-to-ceiling windows, creating an impressive sense of volume and bringing the ever-changing London skyline into the living space. A particular highlight is the wide private balcony, providing a rare opportunity to step outside and enjoy the views from your own elevated private terrace. The apartment is also equipped with studio lighting throughout with a modern finish.

South Quay DLR is approx. a six-minute walk away, while Canary Wharf Underground and Elizabeth Line stations are within walking distance, providing fast connections across London.

Tenure: Leasehold 996 years approx. remaining.

Service Charge: £8,510 pa approx.

Ground Rent: Peppercorn

Local Authority: Tower Hamlets

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	83 B	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Canary Wharf & Greenwich Sales

Harbour Island

28 Harbour Exchange Square

London

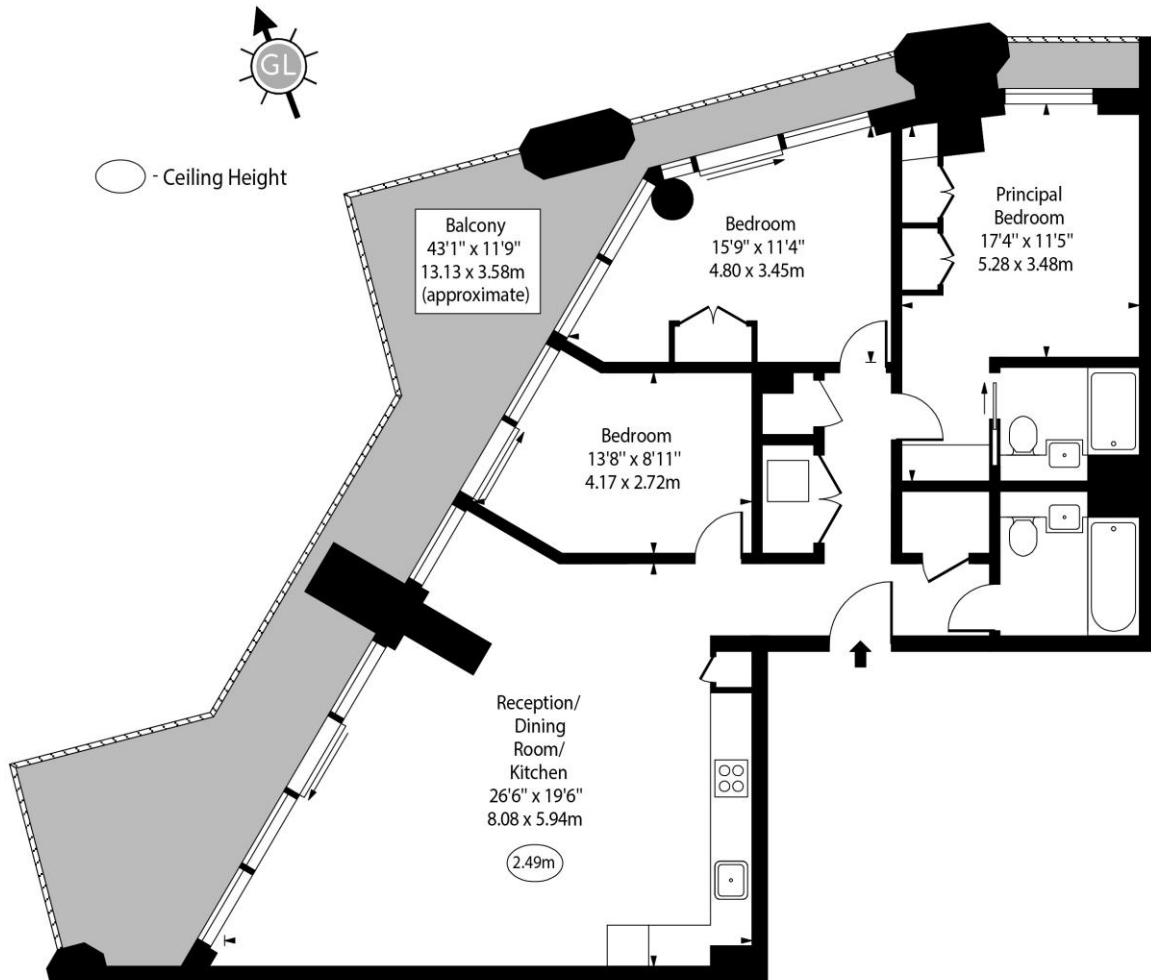
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Marsh Wall, E22



Forty Second Floor

Approx Gross Internal Area 1054 Sq Ft - 97.92 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
www.goldlens.co.uk
Ref. No. 032691K

