

Marsh Wall, Canary Wharf, E14

Asking Price: £560,000

Benham & Reeves

Marsh Wall, Canary Wharf, E14

Studio | 1 Bathroom | Leasehold

Photographs taken prior to tenancy.

Located in the exceptional Hampton Tower, is this stunning 521 square feet, Manhattan styled studio apartment. Situated on the 42nd floor with captivating east-facing river views, this fantastic property features include a premium built open-plan reception room with wooden floors, a sleek and fully equipped modern kitchen area with breakfast bar, a spacious sleeping area with built-in wardrobes, a contemporary bathroom and a utility cupboard.

Hampton Tower has resident only amenities of the highest standard and include a 24 hour concierge, lounge, swimming pool, gymnasium and screening room. The swimming pool overlooks the South Dock, , as does a 56th floor bar and terrace. The development is surrounded by 2.6 acres of landscaped gardens which ensures total privacy, although residents can easily walk to the restaurants, bars and shops of Canary Wharf which is also the home of many luxury retail brands.

Local transport links include Canary Wharf Jubilee line, Elizabeth line and DLR stations, offers seamless travel connections within Canary Wharf and throughout the city.







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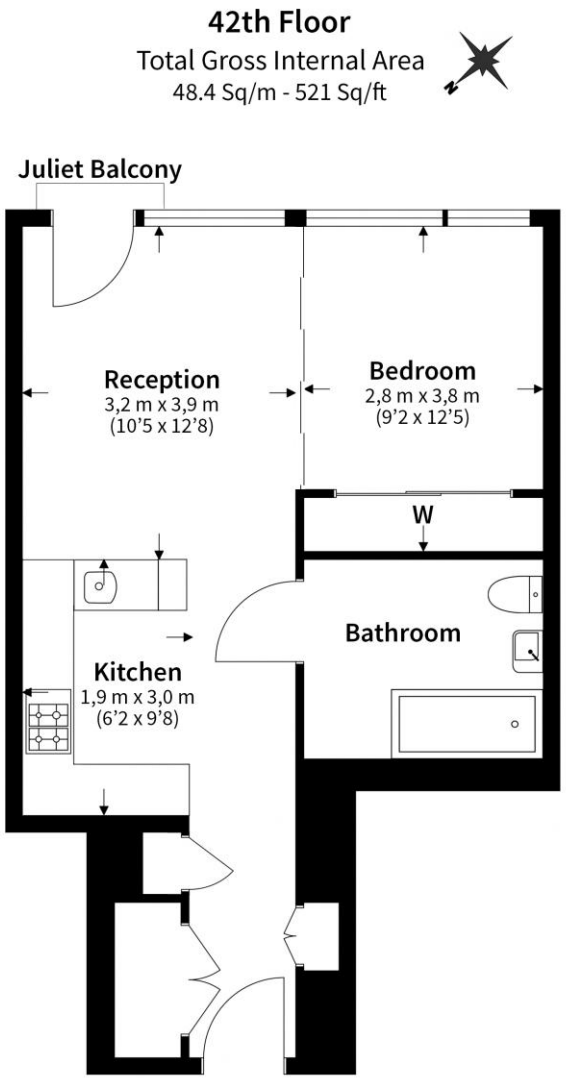




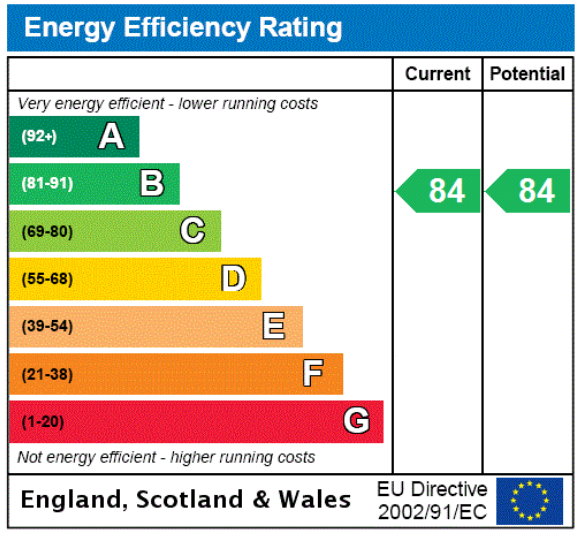
Property Features:

- Manhattan Styled Apartment
- One Bathroom
- Open Plan Living Area
- 521 Square feet (Approx.)
- 42th Floor
- Concierge
- Cinema Room
- Residents' Lounge
- Swimming Pool
- Gymnasium

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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£560,000
Tenure:	Leasehold Expires 01/01/3015 Approximately 988 Years Remaining
Ground Rent:	£400.00 (per annum) 2026
Service Charge:	£4,800.00 (per annum) 2026
Anticipated Rent:	£3,240.00 pcm Approx. 6.2% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH240064

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