



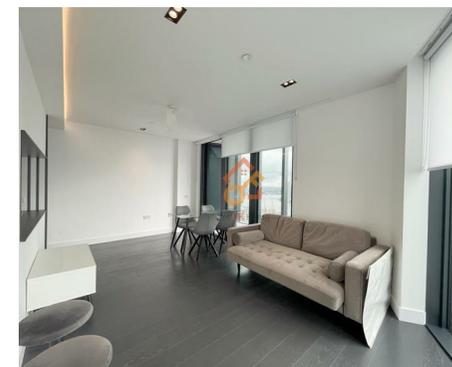
Let **UK** Home

**2 Bedrooms**

**Flat**

**Located in London**

**£774,000**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

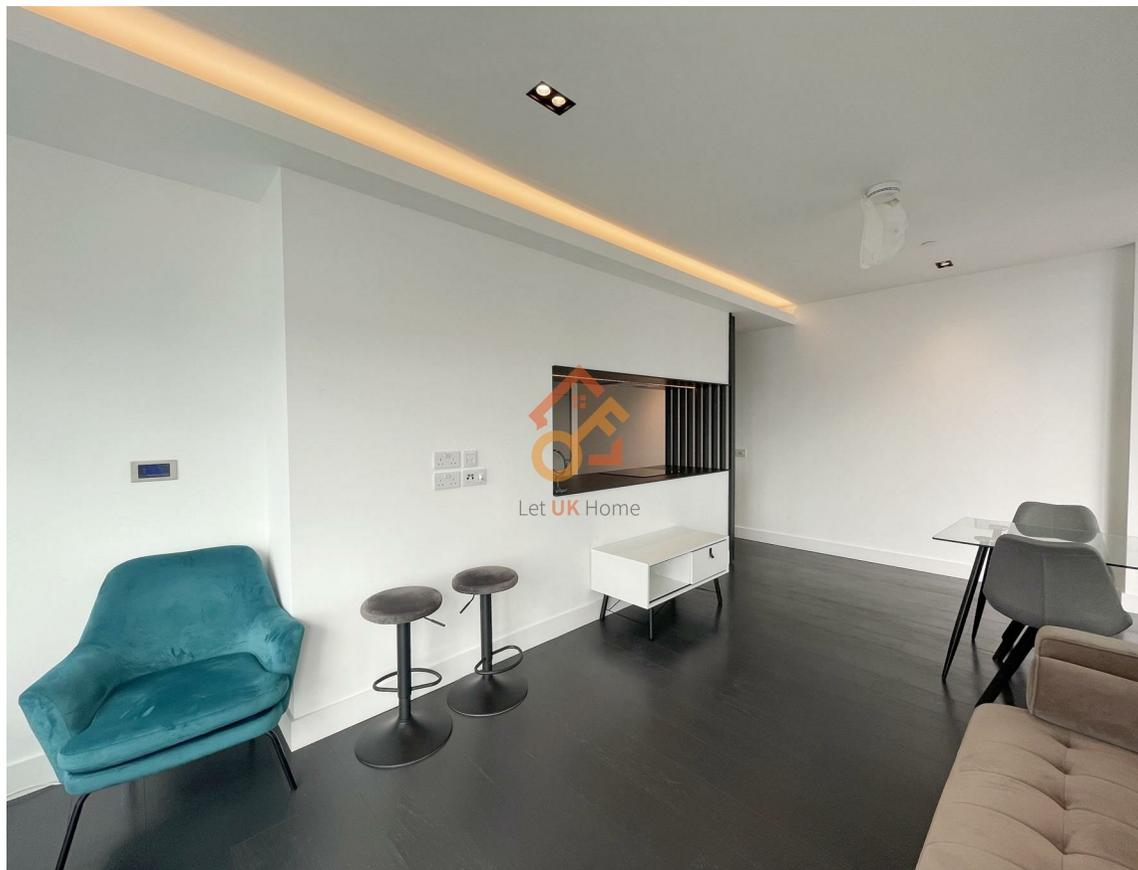
<https://www.letukhome.co.uk/>

01795 358 886



# 203 Marsh Wall London

E14 9ZN



Let UK Home are excited to offer this spectacular two bedroom apartment in the heart of Amory Tower, part of the Madison, located in Canary Wharf.

This property comprises a large bright open plan kitchen and living room with great views, two double bedrooms with fitted wardrobes (master en-suite), a large family sized bathroom and ample storage.

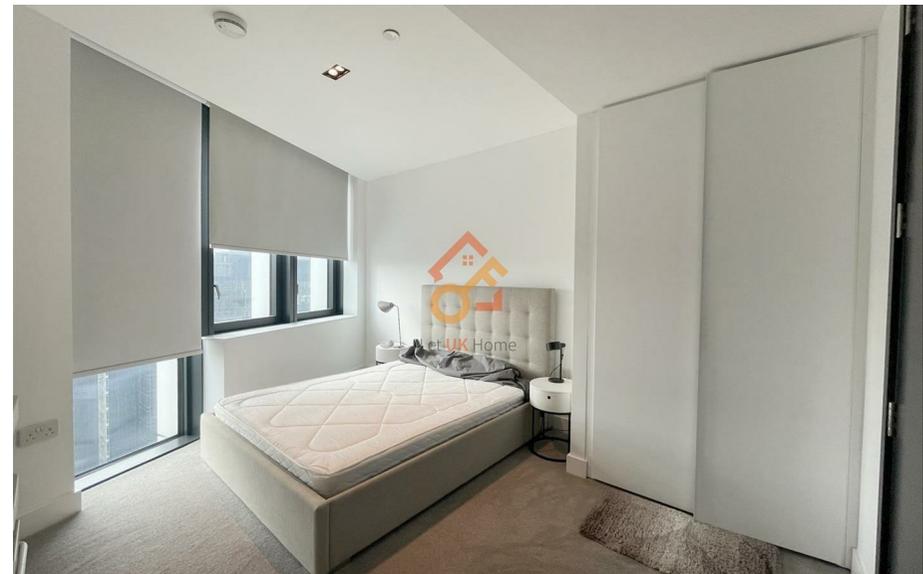
The apartment will be equipped with a gym, high-tech meeting and cinema room and external terrace, private spa with a 12-metre heated pool, steam room, sauna, and rain shower, private lounge with an open kitchen and bar, relaxed seating, and three superb terraces, etc. to meet your daily gathering needs and provide a good place to relax. Additionally, residents will also benefit from excellent concierge service.

Marsh Wall offers excellent transport links from nearby Canary Wharf and Heron Quays stations, where an abundance of shops, bars and restaurants can be found.

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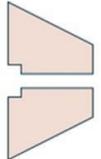
£774,000 Leasehold

- 18th Floor
- 24h Security
- Swimming Pool
- Cinema & Game Room
- Sauna & Steam Room
- Concierge Service
- The Spa
- The Gym
- Residents Lounge
- EPC Rating: B





**2 bed apartment**



Living & Dining	5,900mm x 3,370mm	19'4" x 11'1"
Kitchen	2,220mm x 2,850mm	7'3" x 9'4"
Principal Bedroom	3,870mm x 3,250mm	12'8" x 10'8"
Shower Room	1,250mm x 2,100mm	4'1" x 6'11"
Bedroom 2	3,420mm x 3,200mm	11'3" x 10'6"
Bathroom	2,100mm x 1,700mm	6'11" x 5'7"
<b>Apartment area</b>	<b>76 sq m</b>	<b>814 sq ft</b>
Winter Garden	7 sq m	75 sq ft
<b>Total area</b>	<b>83 sq m</b>	<b>889 sq ft</b>



Let **UK** Home

3F 2 Eastbourne Terrace  
Paddington  
London  
W2 6LG

01795 358 886

info@letukhome.co.uk

**Council Tax Band: F**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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