



An elegant three bedroom sub-penthouse in the exceptional Landmark Place with panoramic views of the River Thames and The Shard.

Sugar Quay, 1 Water Lane, London, EC3R

£5,310,000 Leasehold (996 years remaining)



Private residents' facilities include 24-hour concierge, fitness suite, cinema, business lounge and 20m swimming pool • Expertly finished to a superior specification with Italian-made bespoke fixtures and fittings • Overlooking the River Thames with panoramic views • To include all of the current furniture, fixtures and fittings • Centrally located with easy access to Tower Hill, Bank and London Bridge

Local Information

Sugar Quay, Landmark Place is located on the North Bank of the River Thames and offers a rare proposition as one of the last residential complexes to be built along this section on the river.

About this property

Inside the apartment you will find beautifully crafted interiors with monolithic wood, marble and metal paneling. The apartment has been fitted with state-of-the-art home automation including lighting, heating, cooling, blind control and video entry. The kitchen is bespoke, Italian made-made with integrated appliances and features an island style breakfast bar, alternatively there is a dedicated dining space for 8 to dine comfortably. The entertaining space offers lateral space and is enviably appointed with far reaching South-Westerly views spanning The Shard and the River Thames. Bespoke wooden shelving is placed in the sitting room and features a sophisticated, contemporary working fireplace. In addition to this, the reception room/kitchen can be divided for open plan living if required, or when closed, provides an intimate space.

All bedrooms offers luxurious fitted carpet with the principle bedroom benefiting from an en-suite bathroom, walk-in wardrobe and private balcony with further

aspects of The Shard and the Thames. Further along the hallway you will find a family bathroom, marble vanity bench, walk-in waterfall shower and is complimented with a darker colour palette. The second and third bedroom provide further storage space with the second bedroom also benefitting from an en-suite shower room.

The on-site features of Landmark Place are exceptional, designed to create an idyllic lifestyle. The Private Club, with bar, lounge and library, is an elegant, inviting space to entertain or enjoy time to yourself. While the spa, gym, and tranquil waters of the daylight pool offer the ultimate chance to unwind.

Tenure

Leasehold (996 years remaining)

Local Authority

City of London

Energy Performance

EPC Rating = B

Viewing

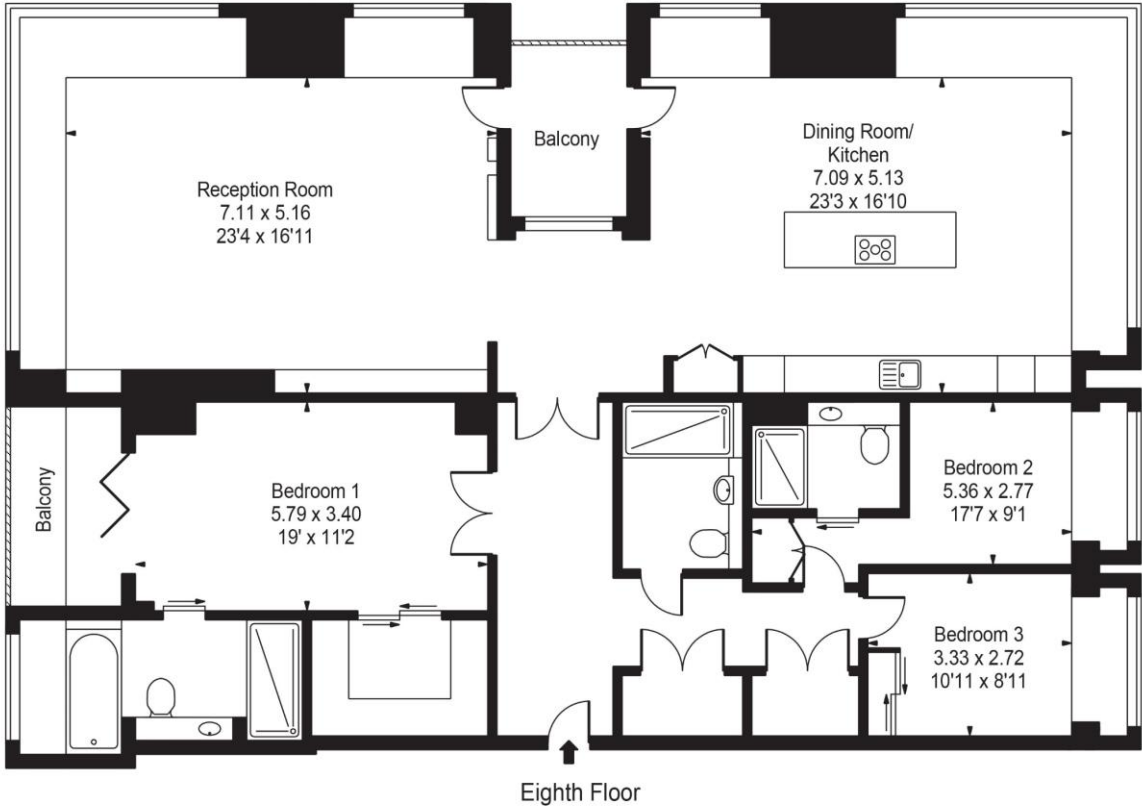
All viewings will be accompanied and are strictly by prior arrangement through Savills Wapping Office.
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Sugar Quay, 1 Water Lane, London, EC3R
Gross Internal Area 2080 sq ft, 193.24 m²

Sugar Quay
Gross Internal Area(Approx)
Total = 193.24 Sq m / 2080 Sq ft
For Illustration Purposes Only - Not To Scale



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

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