



An elegant two bedroom apartment in the exceptional Landmark Place with far-reaching views of the River Thames and The Shard.

Sugar Quay, 1 Water Lane, London, EC3R

£2,845,000 Leasehold (995 years remaining)



Private residents' facilities include 24-hour concierge, fitness suite, cinema, business lounge and 20m swimming pool • Overlooking the River Thames with beautiful city views • Centrally located with easy access to Tower Hill, Bank and London Bridge • Elegantly finished with tasteful features. • One of London's most prestigious developments.

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

A state-of-the-art lateral apartment nestled on the fourth floor of one of London's most prestigious and highly regarded riverside developments. Inside the home, you will find beautifully crafted interiors, complete with home automation features including lighting, heating, cooling, blind control and video entry. The kitchen is bespoke with integrated appliances and features an island style breakfast bar made of marble and a spacious pantry area. In addition, there is a dedicated dining area, which desirably is home to folding doors which open out onto the private balcony.

The entertaining space is enviably appointed with far reaching southerly views spanning Tower Bridge, City Hall and the Shard along the River Thames. The living room and both bedrooms boast large windows with deep bays to enjoy the fetching views and a plethora of natural light, with the principle bedroom further benefiting from a walk-in wardrobe area and bathroom.

The development is accessed via a pavilion-inspired setting through to a beautifully crafted, grand lobby, which is finished with the finest natural materials and has a central real flame fireplace with a generous seating area for a warm, stylish welcome. Further benefits include 24/7 concierge services, a private residents' lounge, a private cinema room and a business suite. There's also a residents' health suite extending to a steam room, sauna, treatment room, state-of-the-art gymnasium and a 20-metre swimming pool.

Tenure

Leasehold(995 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. Telephone: +44 (0) 20 7456 6800.





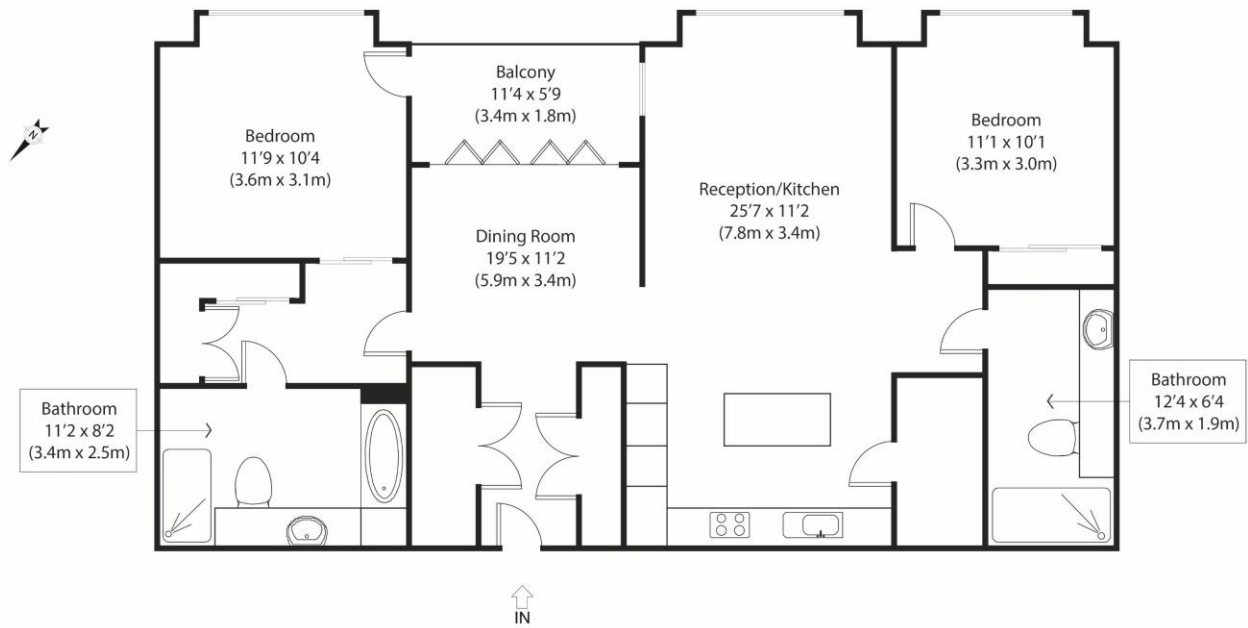








Sugar Quay, 1 Water Lane, London, EC3R
Gross Internal Area 1142 sq ft, 106.1 m²



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ajphoto.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(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	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20211105CLLX

