



Guide Price: £415,000+

## Studio Apartment

Flat 41.12 10 Marsh Wall  
London  
E14 9GU

### OVERVIEW

For sale by auction, a modern studio apartment with vacant possession and no chain.

The accommodation is well presented and neutrally decorated throughout. Floor to ceiling double glazed windows provide good natural light to the main living space.

The property is suitable for owner occupiers or investors and is sold with no chain.

The property is located on the west side of Marsh Wall immediately to the north of Landmark Sq and to the south of Marsh Wall roundabout.

Canary Wharf Station (Elizabeth Line) is approximately 0.5 miles to the north east and 15 minutes walk. Canary Wharf underground station is 0.4 miles to the east and less than 10 minutes on foot.

## Lot No. 1

Auction Date: 18 & 19 September

### Floor Area

Total floor area: 41 m<sup>2</sup> / 441 ft<sup>2</sup>  
(taken from EPC)

### Council Tax

The property is rated within council tax band E.

### EPC

The property is rated within band B and expires on 23 September 2030 <https://find-energy-certificate.service.gov.uk/energy-certificate/6106-8870-5832-9121-5103>

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Tenure

Long leasehold for a term of 999 years less 3 days from 1 July 2015.

### Buyer's Premium

2.5 % (min. £4,000) inc. VAT.

### Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

## FEATURES

- For Sale by online Auction
- Sold on behalf of Joint Receivers
- Modern studio apartment
- No chain
- Long leasehold - 999 years
- Guide price: £415,000+
- Good natural light
- Situated on the 14th floor
- EPC band B
- Sold with vacant possession

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