



**SUGAR QUAY, 1 WATER LANE, LONDON, EC3R**  
**£4,650,000 LEASEHOLD**

**EXQUISITE THREE DOUBLE BEDROOM, THREE BATHROOM PENTHOUSE APARTMENT SET WITHIN A BEAUTIFUL MODERN DEVELOPMENT IN TOWER HILL**

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## DESCRIPTION:

A truly exceptional three double bedroom, three-bathroom fifth floor apartment offering breath-taking views of the River Thames. Upon entering the property, you are immediately surrounded by an abundance of style and luxury. As such, it is perfect for someone looking for an ingenious mix of contemporary living and comfort.

Greeted by a bright and airy entrance hall, which leads into the expansive triple-aspect reception room which features a west-facing terrace and south facing windows flooding the property with natural light. Leading off the hallway are the three double bedrooms, positioned with built-in wardrobes and two bedrooms each benefitting from an en-suite shower room. Much of the plan is given over to a beautiful open-plan kitchen and living room, positioned in front of the River Thames and benefitting from a private balcony boasting views over the river. There is an abundance of natural light throughout the property, and the elegant living area features a bespoke Italian kitchen fitted with marble and stonework surfaces and integrated high-end appliances. This section of the apartment offers a flexible, open-plan layout to create the ideal space for entertaining, working, or relaxing. The property also benefits from underfloor heating, air-conditioning, lift access and two underground designated parking spaces.

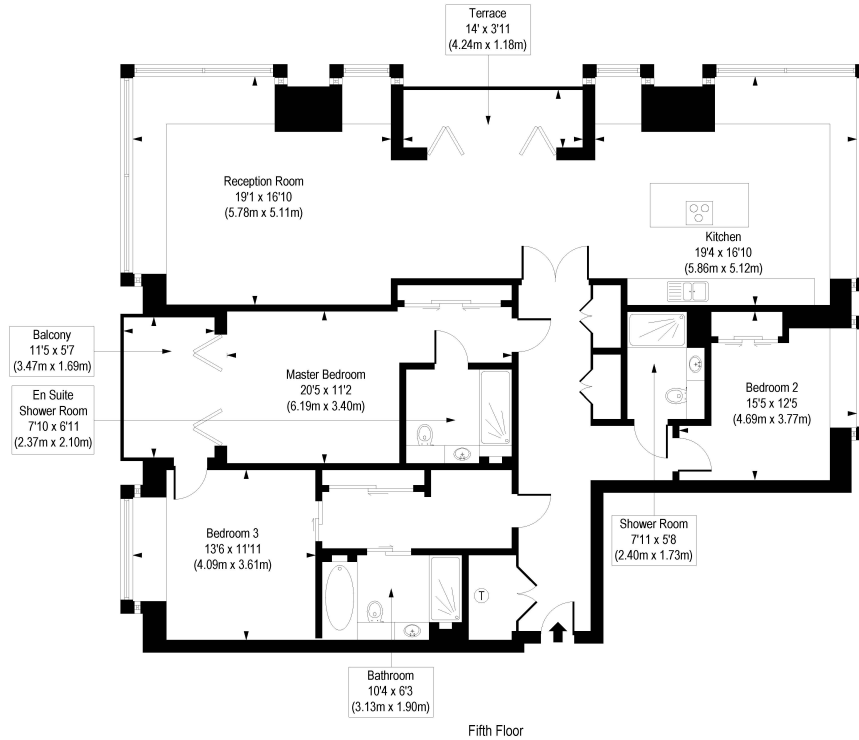
The apartment is located within Sugar Quay, Landmark Place, and is set in an enviable riverfront location in Tower Hill and overlooks the River Thames, HMS Belfast and The Shard. Residents of the development benefit from a variety of exclusive, private facilities including a fitness suite/gym, spa and 20 meter swimming pool, making this the perfect dwelling for those with interests in health and fitness. There is also a 24-hour concierge, meeting room, cinema room, bar, lounge and library. Situated close by is the City of London which contains a plethora of cafes, shops, restaurants, and bars.

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Sugar Quay, Water Lane, EC3R  
 Approx. Gross Internal Floor Area 1848 sq. ft / 171.67 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>		87	87
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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