



# Hampton Tower

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## Superb two double bedroom investment opportunity in Hampton Tower, South Quay Plaza

A beautifully presented dual-aspect two-bedroom apartment on a mid-lower floor of Hampton Tower, SQP, offering elevated riverfront views, a unique hybrid interior palette in the heart of Canary Wharf.



**1 RECEPTION ROOMS**



**2 BEDROOMS**



**2 BATHROOMS**



**LEASEHOLD**



**895 SQ FT**



**GUIDE PRICE  
£1,000,000**

### The property

Hampton Tower, designed by Foster + Partners and delivered by Berkeley Group, is one of Canary Wharf's most prestigious residential developments. This 895sq.ft. apartment sits on a mid-lower level and enjoys east, north and partial west aspects through full-height glazing, including dual Juliet balconies. The dining area benefits from far-reaching views towards the Shard and the City of London skyline, creating a striking backdrop day and night.

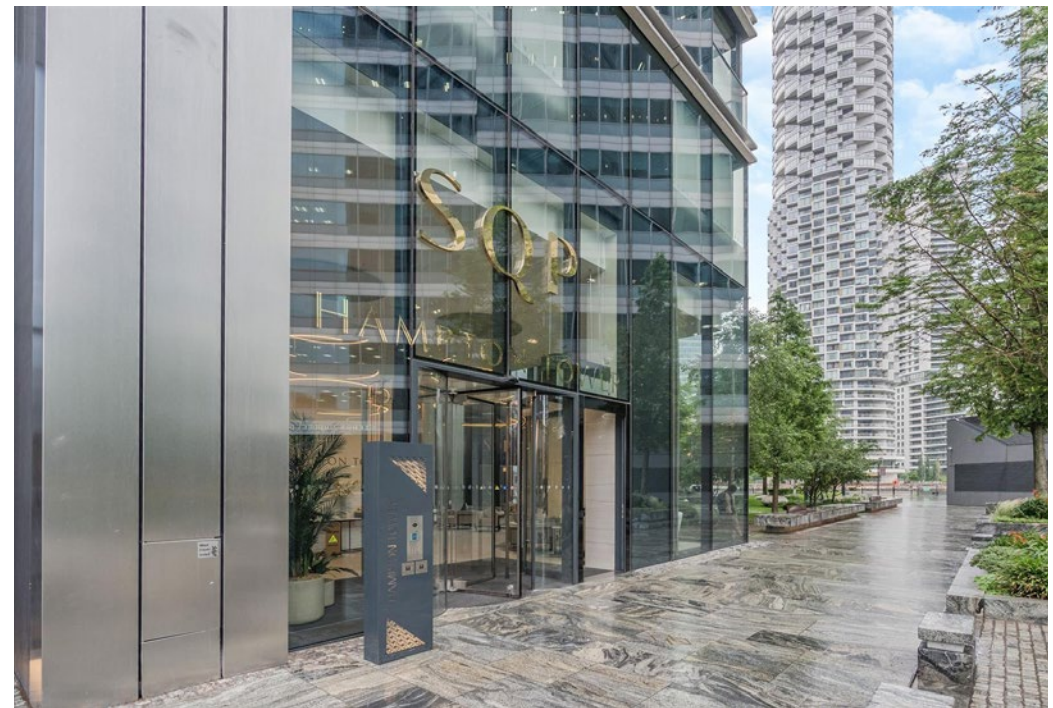
The interior specification is entirely unique within SQP. As an early off-plan purchaser, the owner selected a one-off hybrid palette which we understand has not been replicated elsewhere in the development: Adriatic kitchen with bronze and gold elements, Levantine living areas, and bedrooms with darker tones and contrasting silver accents. This combination delivers a warm, contemporary and highly distinctive aesthetic compared with standard SQP finishes.

The layout includes a large open-plan reception/dining/kitchen, two double bedrooms, two bathrooms, and a welcoming entrance hall with useful storage. The living areas have attractive hard-wearing engineered wood flooring. The principal bedroom features fitted

wardrobes and an en-suite with high-quality porcelain tiling and underfloor heating. The second bedroom is served by a family bathroom that also functions as a guest cloakroom.

The apartment is currently let on a stable tenancy to long-term occupants and, our client tells us, delivers 4.3%–5.0% (gross yield), with a 5-year IRR of 11.2%, which competes with prime London postcodes, whilst maintaining competitive net returns.

Leaseholders and their tenants have use of the swimming pool, gym, spa and sauna, the residents' bar, lounge, screening room and rooftop terrace, subject to initial induction and a one-off peppercorn charge.



## Situation

Hampton Tower occupies a prime position within the Canary Wharf Estate, one of Europe's most dynamic financial, technology and life-sciences districts.

The location offers exceptional convenience and global connectivity.

The economic momentum combines major commitments from Visa, J.P. Morgan, HSBC, Revolut, Deutsche Bank. North Quay life-sciences cluster, including; Europe's tallest commercial lab building.

There has been continuous expansion of financial, fintech and biotech employers, which helps to long-term rental demand and capital growth.

The lifestyle & amenities include 10 supermarkets closely located with a wide range of Asian, organic and international grocery options. Immediate access to restaurants, cafés, gyms, wellness centres and retail is found across the Canary Wharf Estate.

Extensive landscaped public spaces and waterfront promenades surrounding South Dock and Middle Dock. In Hampton Tower SQP there is exclusive access to the Quay Club, a residents-only private club on the 1st and 56th floors. The 56th-floor lounge offers craft beer, curated wines and panoramic skyline views.

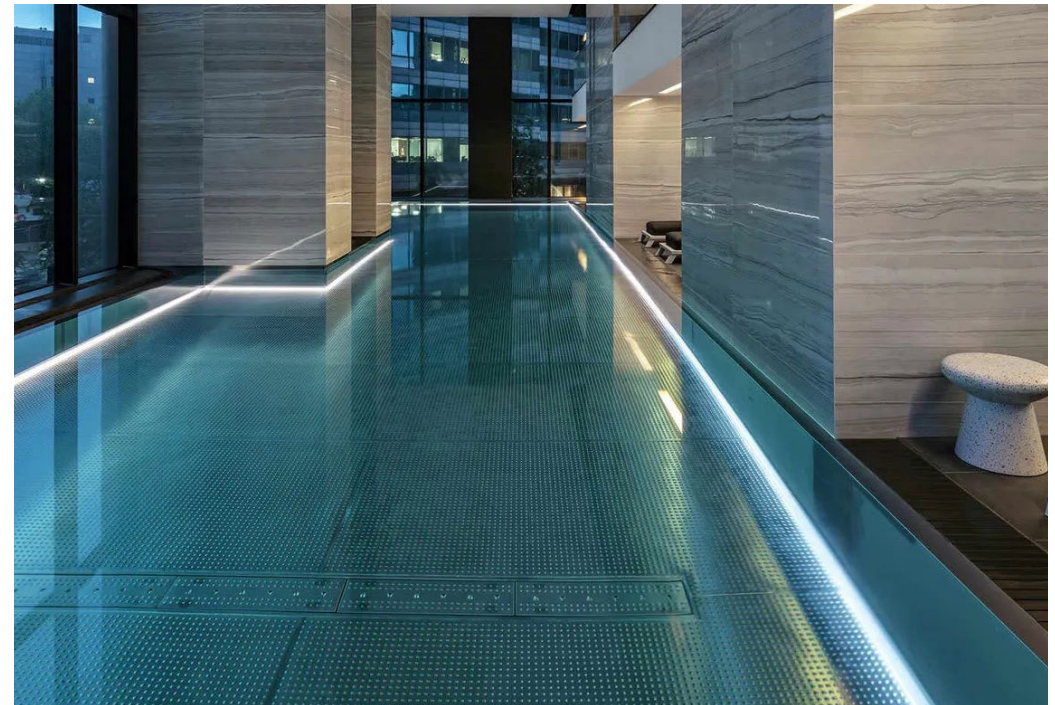
Over 2.6 acres of landscaped gardens, including rooftop and ground-level spaces.

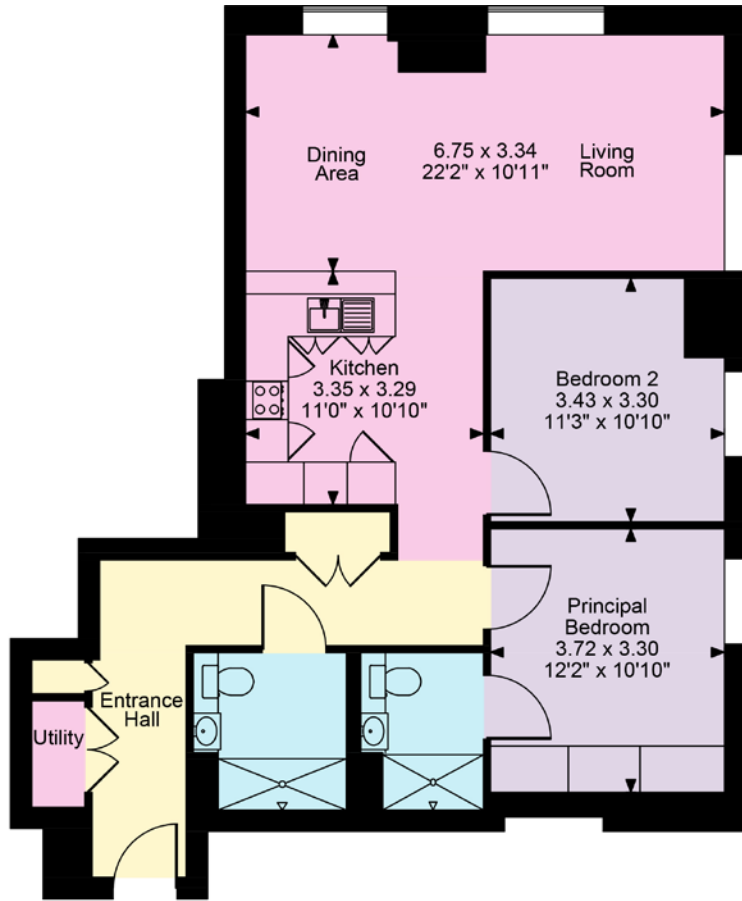
There is strong students rental demand from Queen Mary University, University of Greenwich, and UCL East and the development is popular with professionals working in Canary Wharf, the City of London and Central London.



## Distances

- South Quay DLR – 2 minutes' walk 0.1 miles (direct to City Airport in 7 minutes).
- Canary Wharf Jubilee Line – 6 minutes' walk 0.3 miles.
- Elizabeth Line – 10 minutes' walk 0.6 miles (direct to Heathrow, Paddington, Liverpool Street).
- Uber Boat from Canary Wharf Pier to London Bridge, Battersea and Putney.
- Rapid access to London City Airport, highly attractive for business travellers.





The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

**Internal area 895 sq ft (83 sq m)**

For identification purposes only.

## General

**Tenure:** Leasehold — 999 years from 1 January 2016 (approx. 989 years unexpired)

**Local Authority:** London Borough of Tower Hamlets

**Broadband:** Fast

**Service Charge (2025/26):** £8,265 p.a.

**Ground Rent:** £600 p.a 2025/26.

**Council Tax:** Band F — £2,654.57

**EPC:** Band B (83) — assessed 27 August 2020, Certificate Ref 2238-5037-7378-7510-7244

**Environmental Impact Rating:** 90 (Band B)

**Services:** Electricity, mains water, mains drainage, communal heating (HIU)

**Fixtures & Fittings:** Certain items excluded but may be available by separate negotiation

**Car Parking:** None included.

## Islington Office

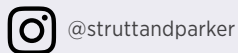
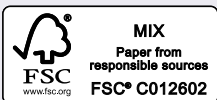
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