



Lincoln Plaza, South Quay, E14

Asking Price: £450,000

 Benham
& Reeves

Lincoln Plaza, South Quay, E14

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A beautifully presented 1 bedroom apartment located in the desirable Duckman Tower, Lincoln Plaza in Canary Wharf.

Situated on the 21st floor the property (spanning 481 sq. ft.) offers an open-plan living room with wooden flooring and floor-to-ceiling windows, which lead to a balcony offering stunning views of Canary Wharf. Additional benefits include a large bedroom and bathroom.

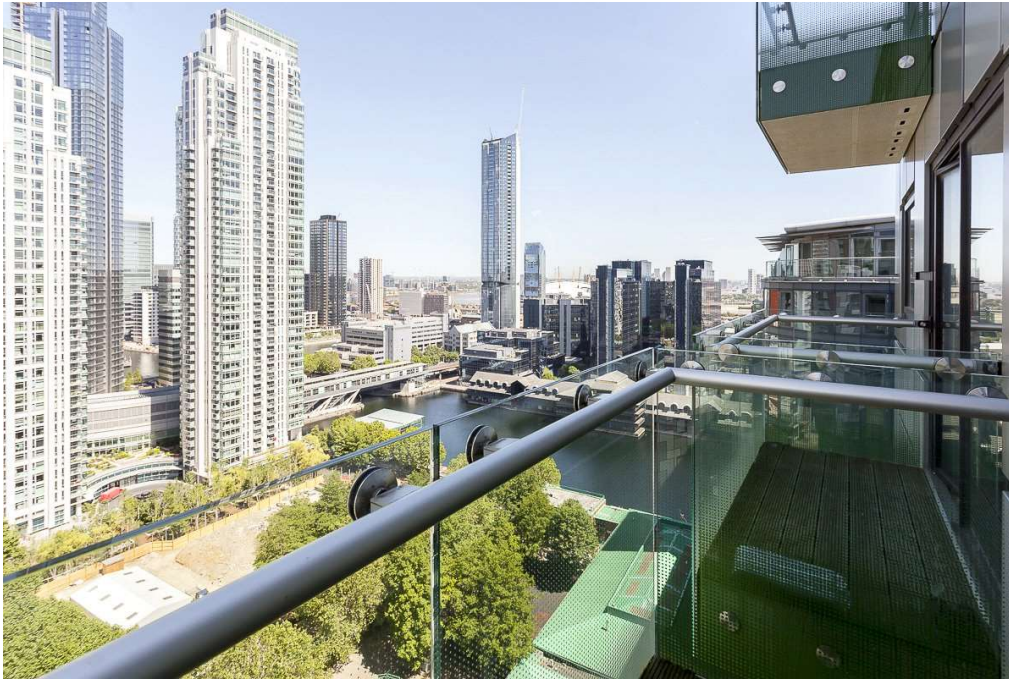
The development offers fantastic amenities for residents with swimming pool, fully equipped gym, cinema room, business centre, library, communal indoor winter garden and external roof terrace. The terrace offers far reaching views of London and provides the perfect setting for residents to enjoy.

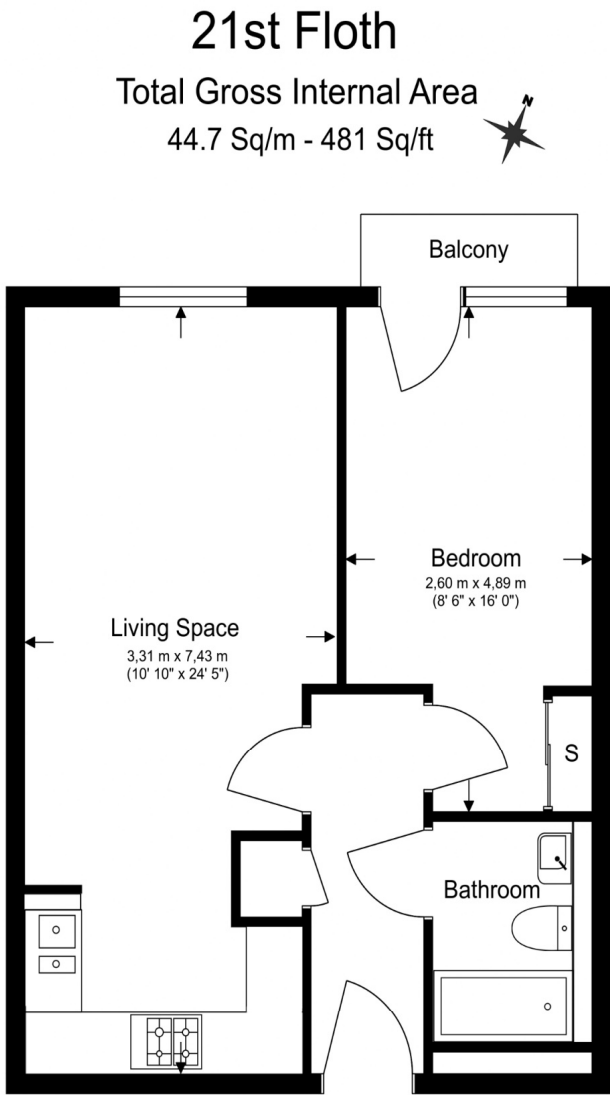
South Quay DLR is only 0.2 miles away and Canary Wharf (Jubilee/Elizabeth lines underground station is 0.5 miles away and offers easy access to the City and Stratford as well as offering numerous amenities, including shopping centre and restaurants offered in Canary Wharf.

- 1 bedroom
- 481 square feet (approx.)
- 21st floor
- Balcony
- Cinema room & business lounge
- Gymnasium
- Communal roof garden



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£450,000
Tenure:	Leasehold Expires 31/03/3005 Approximately 981 Years Remaining
Ground Rent:	£350.00 (per annum) 2024
Service Charge:	£2,590.00 approx. (per annum) 2024
Anticipated Rent:	£2,100.00 pcm Approx. 5.6% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH230407

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W: www.benhams.com

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