



# Lincoln Plaza, South Quay, E14

Asking Price: £440,000

Benham  
& Reeves



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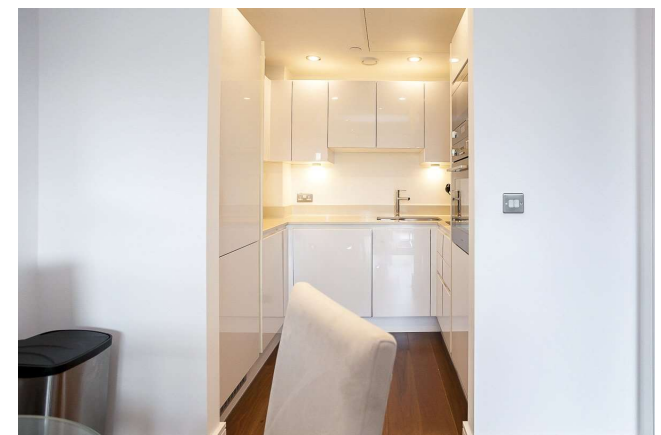
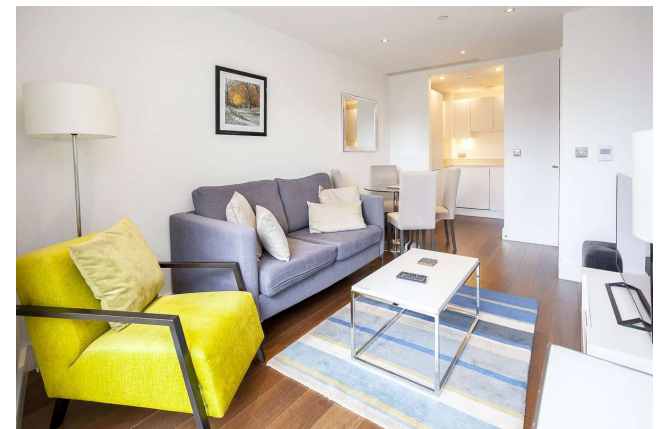
 1 Bedroom  1 Bathroom  Leasehold

A bright and well-presented one-bedroom apartment on the 5th floor of the sought-after Lincoln Plaza development features a private south-west-facing balcony.

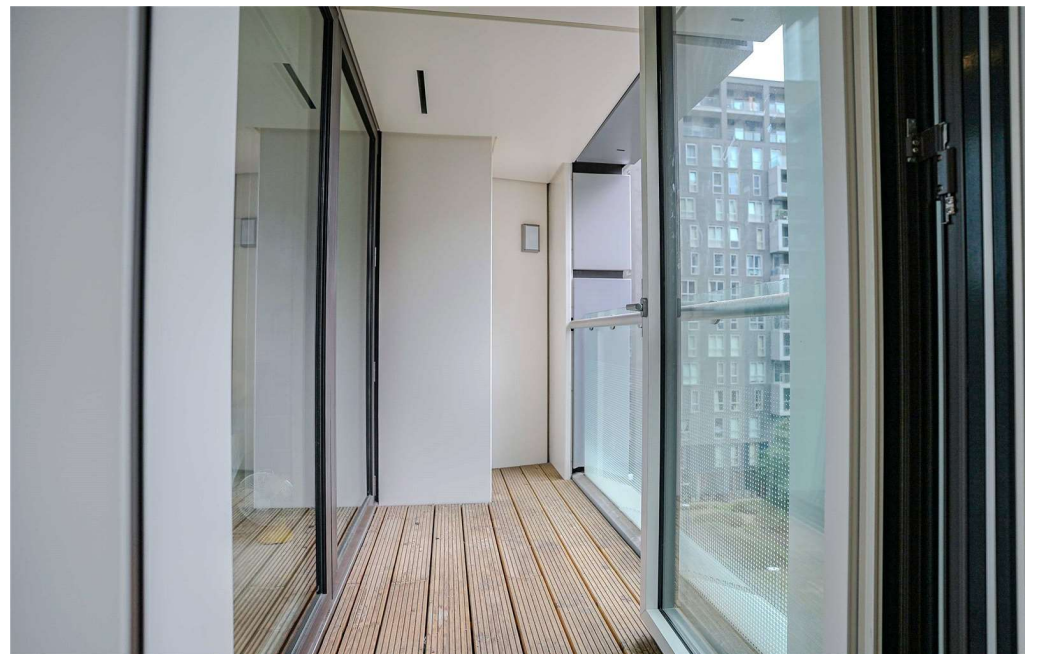
The apartment features a modern, open-plan kitchen and living area, with engineered wood flooring throughout the hallway and lounge. The spacious double bedroom includes a balcony and is fitted with plush carpeting, while the contemporary bathroom is finished with high-quality fixtures and stylish tiling.

Residents of Lincoln Plaza enjoy a 24-hour concierge service, a communal roof terrace, and a winter garden featuring a games room, providing excellent lifestyle amenities. Ideally located, the development is just 0.2 miles from South Quay DLR and 0.5 miles from Canary Wharf station (Jubilee Line and future Crossrail), providing fast and convenient transport links. Canary Wharf's vibrant hub of over 240 shops, restaurants, bars, galleries, and leisure facilities is within easy reach.

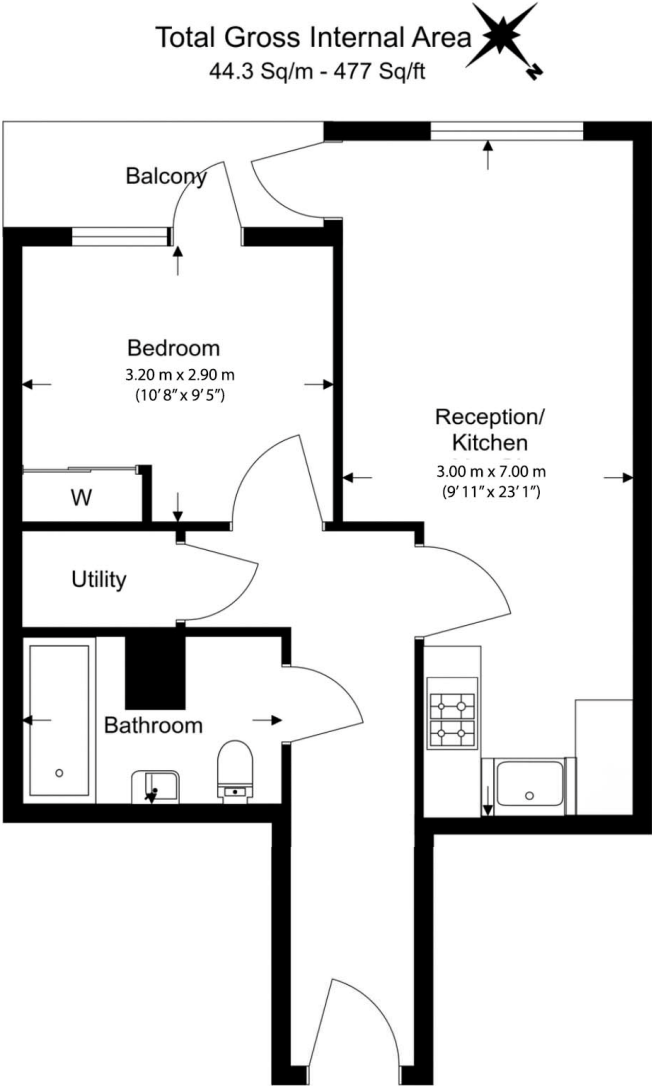
- One Bedroom
- Bathroom
- South-West Facing Balcony
- Gym
- 24-hour Concierge
- EWS1 Compliant
- Residents' Roof Terrace
- Cinema Room
- Walking Distance to South Quay DLR & Canary Wharf



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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 completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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:	£440,000
Tenure:	Leasehold Expires 21/03/3005 Approximately 979 Years Remaining
Ground Rent:	£350.00 (per annum) 2025
Service Charge:	£3,773.46 (per annum) 2025
Anticipated Rent:	£2,300.00 pcm Approx. 6.3% Yield

## Viewings:

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

Our reference: CWH250158

T: 020 8036 3200

E: [canarywharf.sales@benhams.com](mailto:canarywharf.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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Singapore | South Africa | Turkey

