



## Lincoln Plaza, South Quay, E14

Asking Price: £325,000

 Benham  
& Reeves



# Lincoln Plaza, South Quay, E14

 Studio

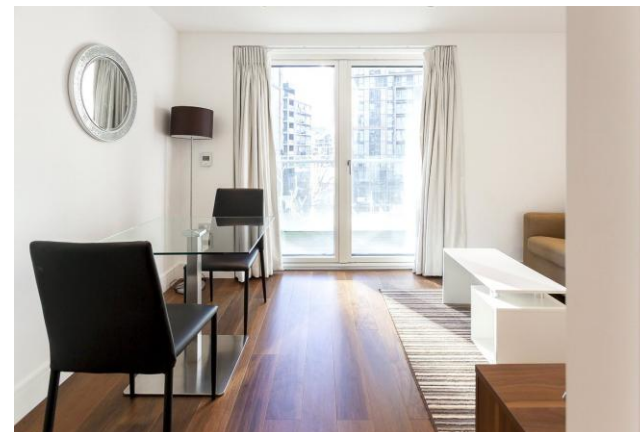
 1 Bathroom

 Leasehold

A modern studio apartment arranged on the third floor of Talisman Tower, South Quay, part of the sought-after Lincoln Plaza in Canary Wharf.

The flat has a bright open-plan layout with floor-to-ceiling windows, a private balcony, a fully fitted kitchen, built-in wardrobes, and a utility cupboard. Finished with wooden flooring.

Residents enjoy a 24-hour concierge, gym, cinema, and communal gardens. The property is situated a short walk from shops, cafes, bars, and restaurants, ideal for professionals seeking comfort and connectivity. Just moments from South Quay DLR, with direct links to Canary Wharf, Bank, and the City.





## Property Features:


- Studio Flat
- Balcony
- Bathroom
- 24-hour Concierge
- Residents' Gym & Swimming Pool
- Winter Garden
- Cinema Room
- Close to South Quay DLR



Total Gross Internal Area  
30.2 Sq/m - 327 Sq/ft



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	81	81
(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:	£325,000
Tenure:	Leasehold Expires 21/03/3005 Approximately 979 Years Remaining
Ground Rent:	£300.00 (per annum) Year 2025
Service Charge:	£2,420.96 (per annum) Year 2025
Anticipated Rent:	£1,700.00 pcm Approx. 5.8% Yield

## Viewings:

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

Our reference: CWH240358

T: 020 8036 3200

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

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