



# Lincoln Plaza, South Quay, E14

Asking Price: £680,000

 Benham  
& Reeves

# Lincoln Plaza, South Quay, E14

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

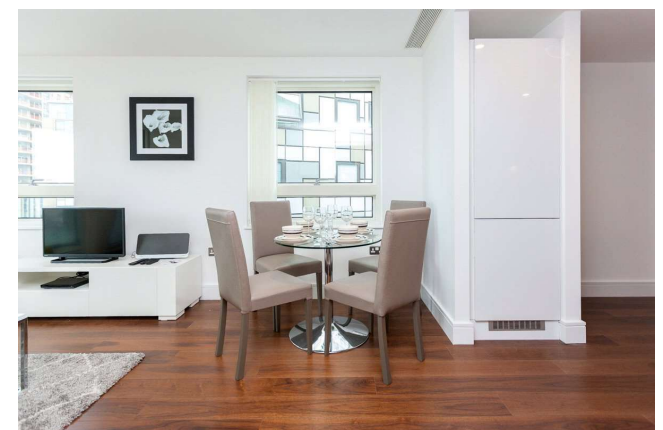
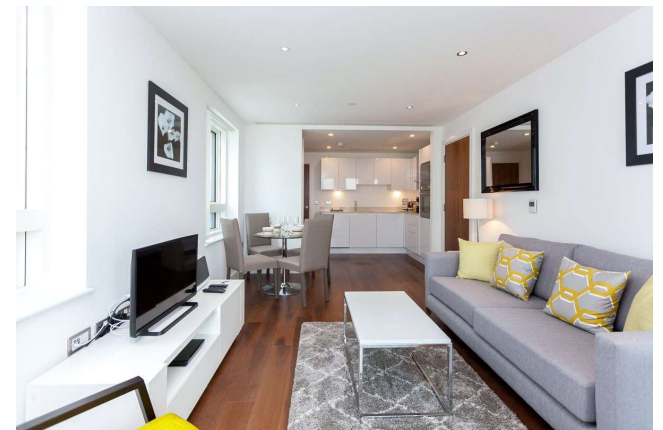
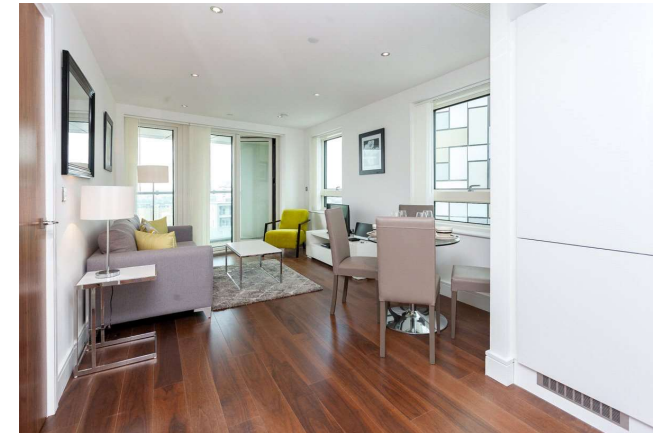
\*With Parking\* A modern apartment set on the 18th floor of the Duckman Tower, situated in the new Lincoln Plaza development, located in the Canary Wharf residential area. Within walking distance of nearby South Quay DLR station, which has direct trains running to Canary Wharf and Bank.

The apartment comprises a large open-plan living space with an area for dining, with floor-to-ceiling windows leading to a private balcony. There is a fully fitted kitchen with glossy cabinets and integrated appliances, a double principal bedroom with a large wardrobe and en-suite shower room, a further double bedroom with individual wardrobes and storage spaces. This property

has a storage/utility cupboard and is offered furnished. Other benefits include wood flooring in the reception room and carpet in the bedrooms.

Residents benefit from 24-hour concierge service, gym/sauna, swimming pool, residents' lounge/cinema, and winter garden. The property offers excellent transport links and is within proximity of South Quay DLR station, Canary Wharf Station (Jubilee line) and the Canary Wharf Estate with its many shops, restaurants, and bars.

\*Please note that this property is currently rented, photographs were taken prior to the current tenancy\*

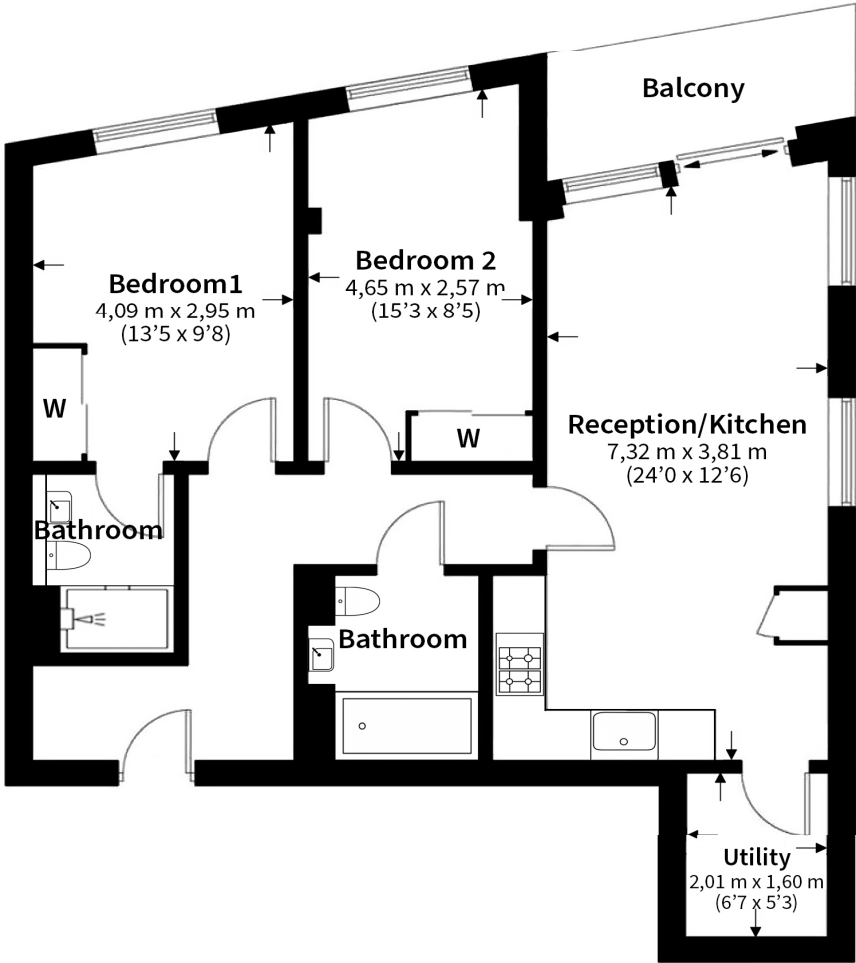




## Property Features:

- 2 bedrooms
- 2 bathrooms
- 18th floor
- 757 square feet
- Concierge
- Gym and Sauna
- Winter Garden

**18th Floor**  
 Total Gross Internal Area 70.3 Sq/m - 757 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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.

## Terms & Conditions:

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

Asking Price:	£680,000
Tenure:	Leasehold Expires 31/03/3005 Approximately 980 Years Remaining
Ground Rent:	£400.00 (per annum) For the year 2024
Service Charge:	£5,063.18 approx. (per annum)
Anticipated Rent:	£2,850.00 pcm Approx. 5.0% Yield

## Viewings:

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

Our reference: CHD230012

T: 020 8036 3200

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

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

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

