



**Flat 113, 3, Discovery Dock Apartments East South Quay  
Square, London, E14 9RZ**

 2  2  1  C

Discovery Dock East provides waterside living at its best; this exceptional and massive two-bedroom apartment offers unparalleled views of the south dock. Accompanied with the incredible location near the heart of Canary Wharf's dynamic financial district. This apartment showcases thoughtful design and premium specification throughout, the highlights include a generous living room, two double bedrooms and a private balcony overlooking the iconic south dock. The apartment's three bathrooms also offer exceptional convenience.

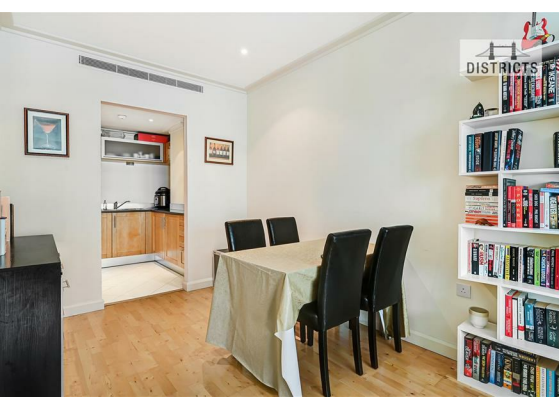
The building's prime positioning allows for extremely convenient living, South Quay DLR is just nearby and with just a short walk the Jubilee and Elizabeth lines can take you virtually anywhere in London.

Approx. years remaining on lease: 976  
 Ground rent amount: approx. £250pa  
 Ground rent review period: Ask Agent  
 Service charge amount: approx. £8,212pa  
 Service charge review period: Ask Agent  
 Council tax band: E (Tower Hamlets)

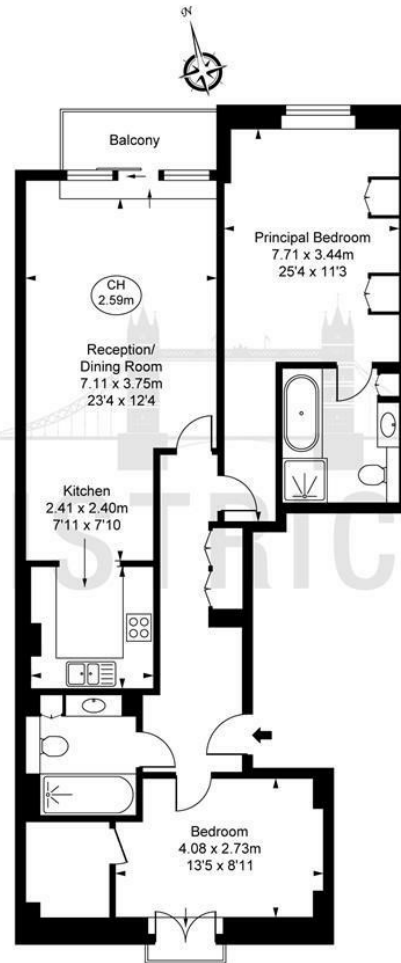
Electricity supply – Mains | Heating & Hot Water – Mains | Water supply – Mains | Sewerage – Mains | Lift Access | Parking: No | Cladding: EWS1 Certificate Ask Agent.

To check broadband and mobile phone coverage please visit Ofcom  
 To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control





Discovery Dock, E14  
Approximate Gross Internal Area  
89.23 sq m / 960 sq ft  
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 76      | 79                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.