



**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.

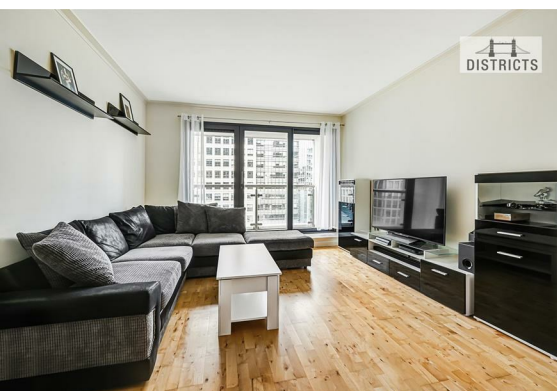
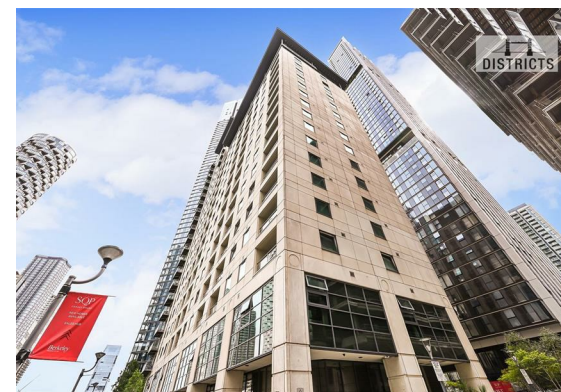
The building's prime positioning allows for extremely convenient living, South Quay DLR is just nearby and with just a short walk the Jubilee and Elizabeth lines can take you virtually anywhere in London.

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)

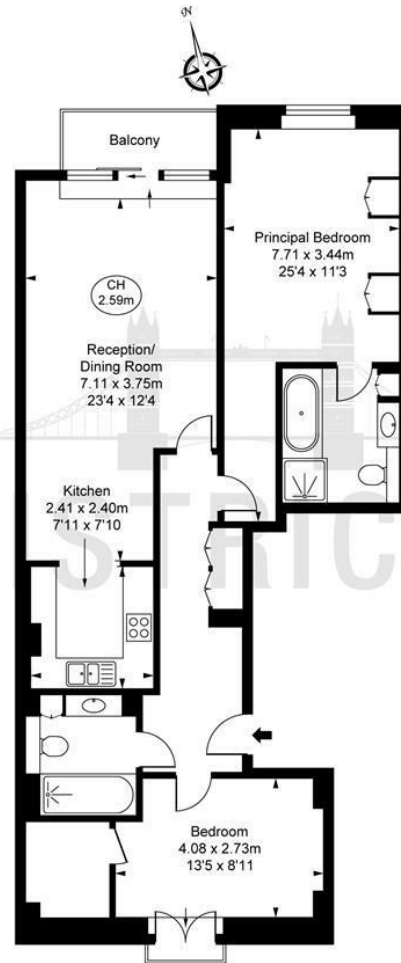
Electricity supply – Mains | Heating & Hot Water – Mains | Water supply – Mains | Sewerage – Mains | Lift Access | Parking: No | Cladding: EWS1 Certificate Ask Agent.

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

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