

Lugus  
HOMES

Flat 1704 Dollar Bay Point 3 Dollar Bay Place, London, E14

Asking price £575,000





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# Flat 1704 Dollar Bay Point 3 Dollar Bay Place

London, E14 9AD

A luxurious one bedroom apartment located on the 17th floor of this modern development in Canary Wharf.

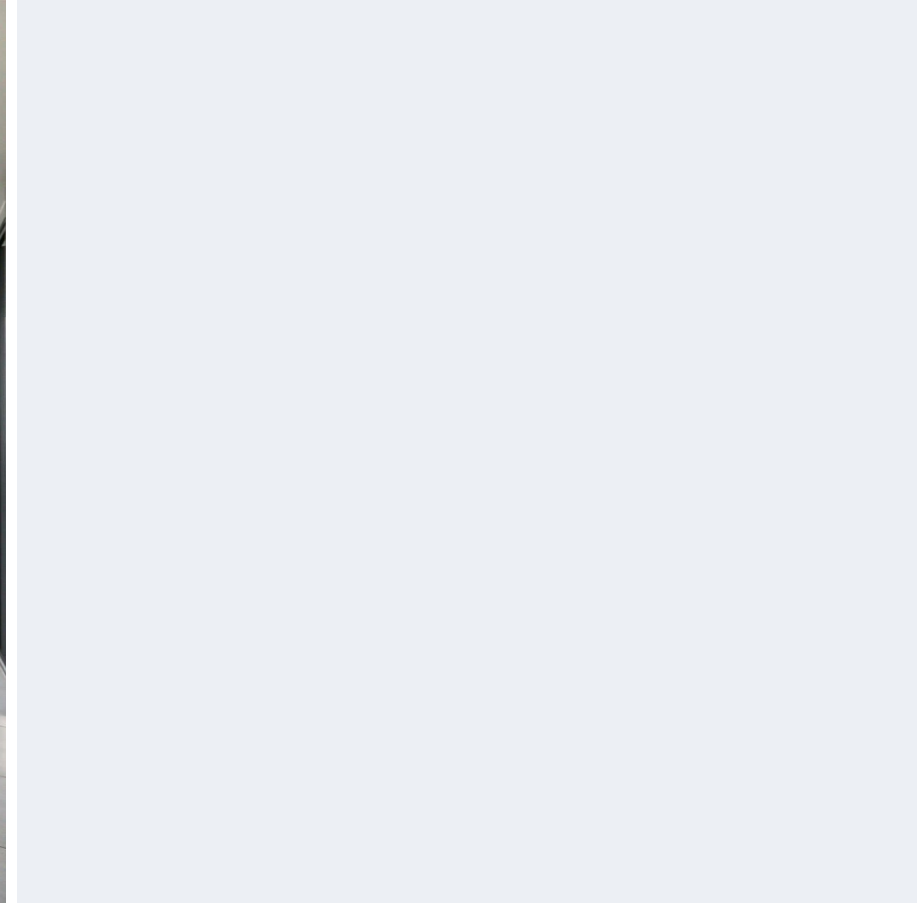
With approximately 568 Sq. Ft of internal living space, revel in the generous proportions this one bedroom property has to offer. With a dual aspect open plan reception room leading to a full width winter garden terrace where you can unwind amidst the tranquil riverside ambiance and enjoy the far reaching views across the River Thames and the world famous O2 Arena.

The apartment includes a fully equipped kitchen with Siemens integrated appliances, a bright double bedroom with floor to ceiling high windows and built in wardrobes and a separate bathroom suite.

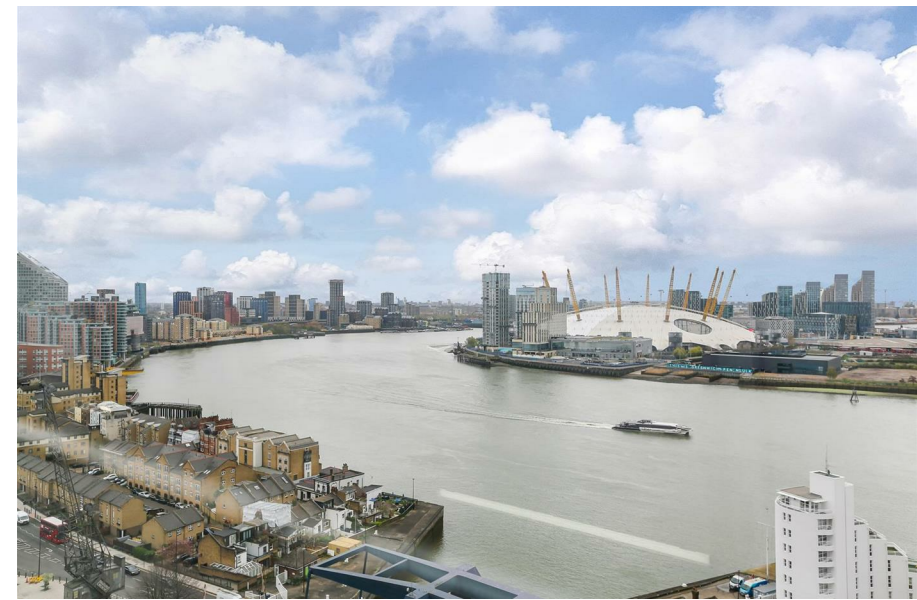
Further benefits include comfort cooling, underfloor heating, 24 hour concierge, a well-equipped gym and a business lounge.

Dollar Bay Point is approximately 0.5 miles to Canary Wharf Jubilee Line & Elizabeth line station and 0.25 miles from South Quay DLR enabling quick access into Central London and the West End. Waitrose, Sainsbury's and a number of boutique independent café's and bars all can be found within walking distance.





Directions





## Floor Plans



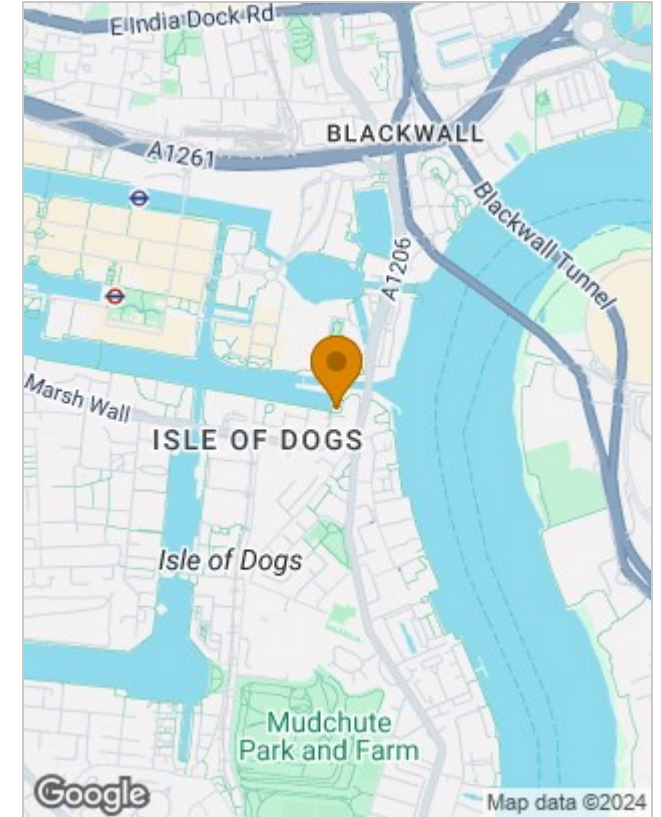
## Viewing

Please contact our Lugus Homes Office on 07787 560885 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	
(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 &amp; Wales</b>	EU Directive 2002/91/EC	