



Dollar Bay Point

3 Dollar Bay Place, E14

Asking Price £3,000,000

The quintessential Canary Wharf penthouse apartment. A place to live above all others. A house in the sky made of glass & steel. Whatever way you describe the apartment, it's clear that words cannot do justice to the calibre of this property.



Dollar Bay Point

3 Dollar Bay Place, E14

- 3150sq ft internal space + 610sq ft winter gardens.
- 3 double bedrooms; 2 bathrooms; 2 half bathrooms; cinema room; private Jacuzzi / sauna.
- Quadruplex penthouse apartment in a landmark Canary Wharf development.
- Ultra-high specification interiors with many bespoke modifications.
- iPad-controlled electric blinds/curtains & Sonos system throughout.
- Located favourably close to the South-Eastern edge of Wood Wharf.
- 24hr concierge; residents' gym; secure, communal gardens.
- 2 secure parking spaces; additional garage-sized storage room.
- EWS1 compliant.
- No onward chain.



This unique & opulent property is one for the truly discerning individual who appreciates style, individuality & privacy. An architecturally-unique 3 bedroom, 2 bathroom, 2 half bathroom quadruplex penthouse apartment, set over 4 floors from the 28th to the 31st in the highly sought-after Dollar Bay Point, a beautiful, landmark building superbly located in a commanding position at the apex of the South Dock of Canary Wharf & adjacent to Wood Wharf, Canary Wharf's newest neighbourhood. The development is located a short dockside walk from Canary Wharf's business district & shopping centre, as well as the Jubilee Line station, Elizabeth Line station, & DLR station at South Quay.

The penthouse at Dollar Bay Point benefits from an uninterrupted aspect with panoramic views South & West encompassing The River Thames, The Isle of Dogs, & Canary Wharf's landmark buildings. Accommodation includes: a welcoming entrance hall on the 28th floor which leads to 3 double bedrooms. The principal bedroom features its own dressing room, & a deluxe en suite bathroom with dual sinks, separate bath & walk-in shower. Bedroom 2 also benefits from a dressing room & en suite shower room. The 28th floor also features a winter garden, which all 3 bedrooms open out onto. Leading up to the 29th floor, one passes the lower reaches of an extraordinary custom-made light fitting which is affixed to the (especially-reinforced) ceiling at the apex of the 31st floor, & which illuminates the staircase at every level in between. The 29th floor belongs to the impressive open-plan reception, dining area & kitchen. The kitchen boasts premium quality appliances from Miele. Appliances include: 2 ovens, a steamer oven, microwave, an induction hob & plate warmer drawer, dishwasher & wine cooler plus an oversized fridge & freezer. Additionally, behind the kitchen a comms room can be found, housing hard drives, & amplifiers for the Sonos sound system that is wired throughout the property. There are Quooker taps in the main kitchen & the bar on level 30 that provide instant boiling water. Adjoining the reception room is an additional winter garden which is open to the ceiling on the 31st floor. On the 30th floor an additional lounge which is currently a luxury home cinema & media room, featuring full surround sound, bar & drinks fridge, but could be an office with spectacular views or an additional bedroom with its own private Jacuzzi with adjoining sauna & shower room. Behind the Jacuzzi is a bold & impressive

Tenure:	Leasehold – 991 years remaining approx.
Service Charge:	£21,000pa approx.
Ground Rent:	£1,200pa – RPI-linked review every 10yrs from 29/09/2016
Local Authority:	Tower Hamlets
Council Tax Band:	H

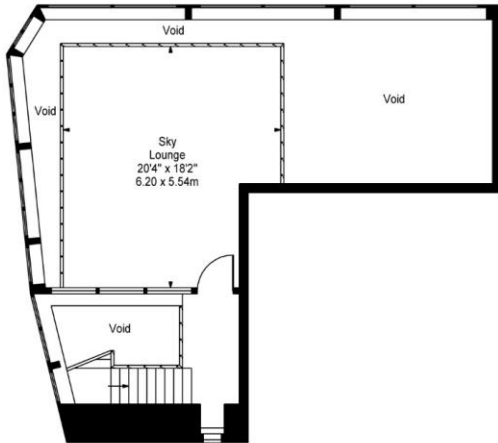
Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92-)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Canary Wharf & Greenwich Sales

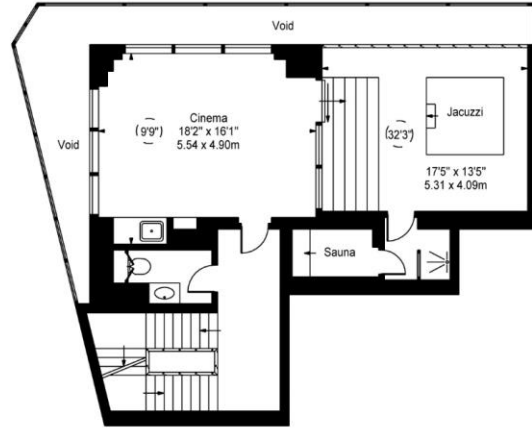
Harbour Island
 28 Harbour Exchange Square
 London
 E14 9GE
 canarywharf@chestertons.co.uk
 020 7510 8300
 chestertons.co.uk

Dollar Bay Point,
Dollar Bay Place, E14

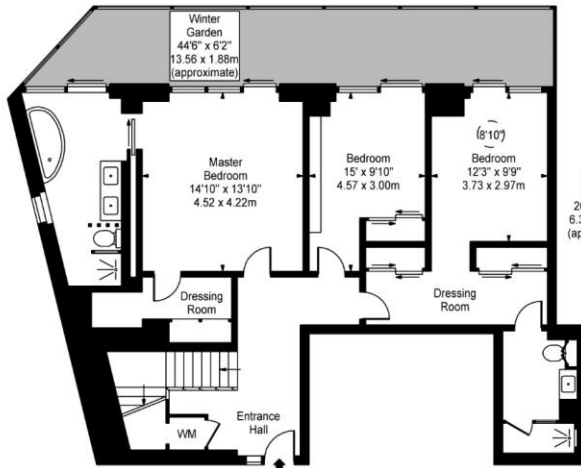
() - Ceiling Height



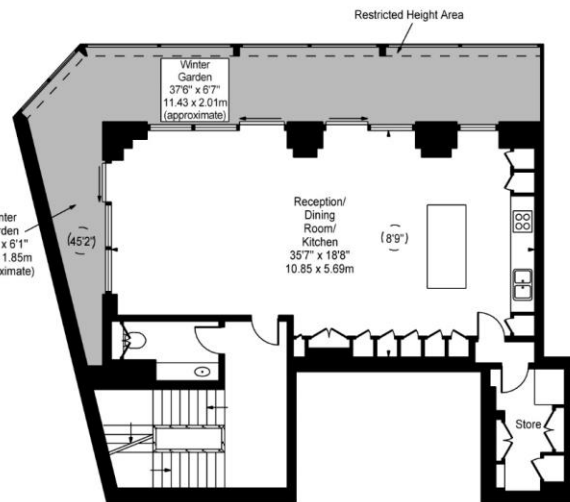
Thirty First Floor



Thirtieth Floor



Twenty Eighth Floor



Twenty Ninth Floor

Approx Gross Internal Area 3150 Sq Ft - 292.63 Sq M
 Winter Gardens Area 610 Sq Ft - 56.67 Sq M
 Approx. Floor Area Including Winter Gardens 3760 Sq Ft - 349.30 Sq M
 For Illustration Purposes Only - Not To Scale
 www.goldens.co.uk
 Ref. No. 013857M