

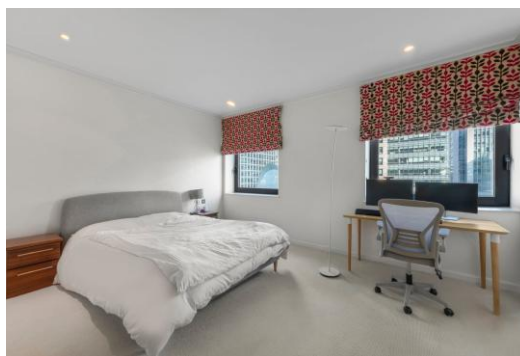


Discovery Dock Apartments East

3 South Quay Square, E14

Asking Price £450,000

A very rare 695sq ft 6th floor dock-facing 1 bedroom apartment in the exceptionally well-located Discovery Dock Apartments East development in South Quay. The property is a stone's throw from Canary Wharf, all amenities, & Jubilee Line station. Secure, underground parking included. Offered chain-free.



Discovery Dock Apartments East

3 South Quay Square, E14

- 695sq ft 6th floor 1 bedroom apartment.
- Direct dock views from both principal rooms.
- Exceptional location less than 500m from Canary Wharf tube station.
- Situated extremely close to the Canary Wharf business & banking district.
- 24hr concierge; residents' gym & pool facilities.
- Secure, underground parking.
- Offered chain-free.



An ideal apartment for the corporate soldiers of Canary Wharf (tm): this rare, dock-facing 1 bedroom apartment extends to 695sq ft, offering a generous amount of interior space, along with exceptional dock & Canary Wharf views from both principal rooms from its vantage point on the 6th floor of Discovery Dock Apartments East.

Additional benefits include: an unusually large bedroom, fully-fitted kitchen with integrated appliances, a generous hallway, underfloor heating, & comfort cooling.

Discovery Dock East is located on the dock, just South of Canary Wharf, within 500 metres of Canary Wharf Jubilee Line station & Canary Wharf's business & banking district. Local transport links include South Quay DLR station (within 200m), & the Canary Wharf Elizabeth Line station (approx. 1km away). Also situated nearby are a huge variety of restaurants, bars & the Canary Wharf shopping centre. A Tesco Local & the Canary Wharf Waitrose are located nearby.

Discovery Dock Apartments East benefits from 24 hour concierge service, residents' gym & swimming pool. The property benefits from secure, underground parking & is offered chain-free.

Tenure:	Leasehold – 975 years remaining approx.
Service Charge:	£6,906pa approx.
Ground Rent:	£150pa doubling every 25th anniversary from the Commencement
Local Authority:	Tower Hamlets
Council Tax Band:	D

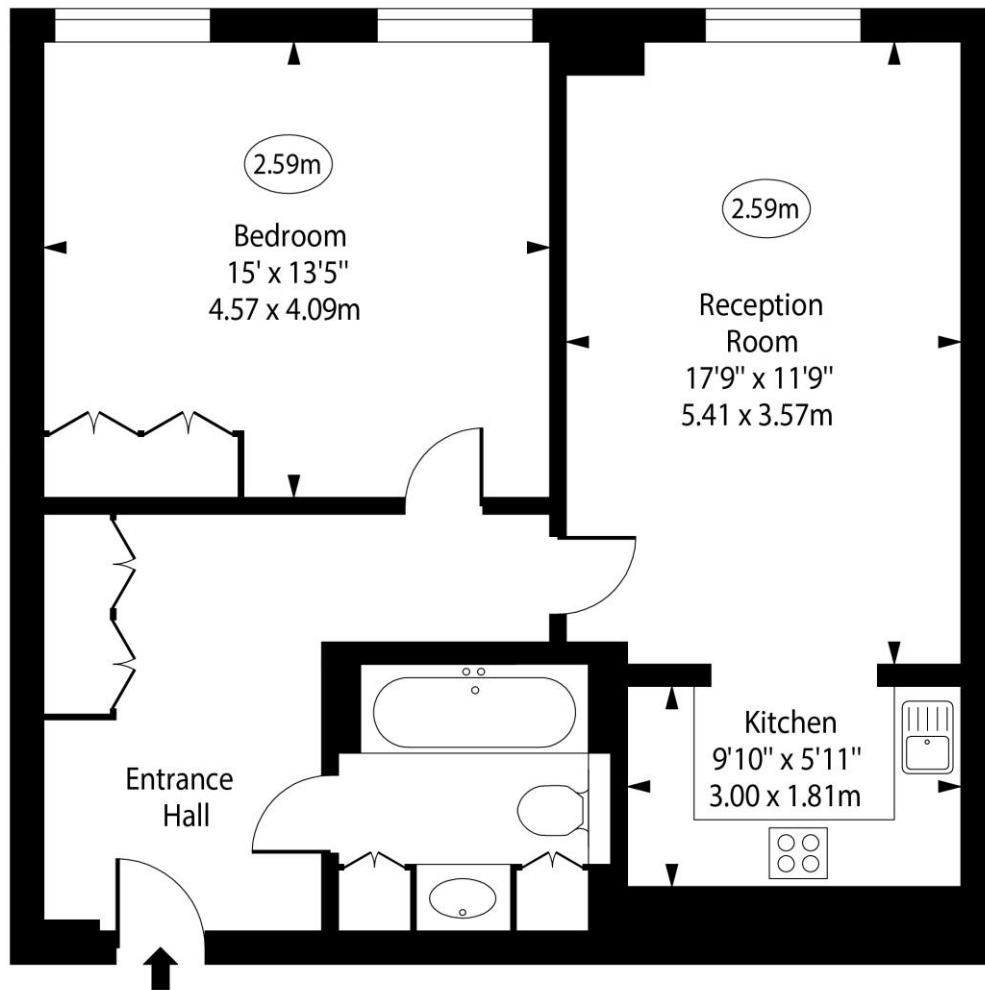
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Canary Wharf & Greenwich Sales

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Discovery Dock Apartments East, South Quay Square, E14

○ - Ceiling Height



Fourth Floor

Approx Gross Internal Area 695 Sq Ft - 64.57 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 027067J

