



Duckman Tower

3 Lincoln Plaza, E14

Offer in excess of £350,000

A large modern one bedroom apartment set on the 17th floor of Duckman Tower with balcony and spacious reception and open plan fully fitted kitchen. The development further benefits from a 24 hour concierge.

CHESTERTONS



Duckman Tower

3 Lincoln Plaza, E14

- 17th Floor apartment
- Residents' leisure facilities
- Close to Canary Wharf
- Modern finish throughout
- Contemporary integrated kitchen
- 24 Hour Concierge facilities
- Excellent transport links
- Moments from Canary Wharf



Situated on the 17th floor of the prestigious Duckman Tower, this contemporary apartment offers stylish modern living in one of London's most sought-after riverside districts. Finished to a high specification throughout, the property features a bright and spacious open-plan living and dining area, complemented by floor-to-ceiling windows that maximise natural light and showcase impressive views across the London skyline.

The sleek, fully integrated kitchen is fitted with high-quality appliances and contemporary cabinetry, creating a practical and elegant space for both everyday living and entertaining. The bedroom provides excellent storage opportunities, while the modern bathroom is finished with premium fixtures and fittings.

Residents of the landmark Lincoln Plaza development benefit from a range of exceptional amenities, which may include a concierge service, residents' gym, swimming pool, spa facilities, cinema room and landscaped communal areas, subject to availability and management arrangements. However, access to certain resident amenities may be restricted and is subject to the terms of the lease.

Ideally located within easy reach of Canary Wharf, the apartment enjoys excellent transport connections via the Jubilee Line, Elizabeth line and Docklands Light Railway, providing swift access to the City of London, the West End and beyond.

Tenure: Leasehold 114 years approx. remaining.

Service Charge: £3,339 pa approx.

Ground Rent: £500 pa

Local Authority: Tower Hamlets

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Canary Wharf & Greenwich Sales

Harbour Island

28 Harbour Exchange Square

London

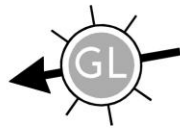
E14 9GE

canarywharf@chestertons.co.uk

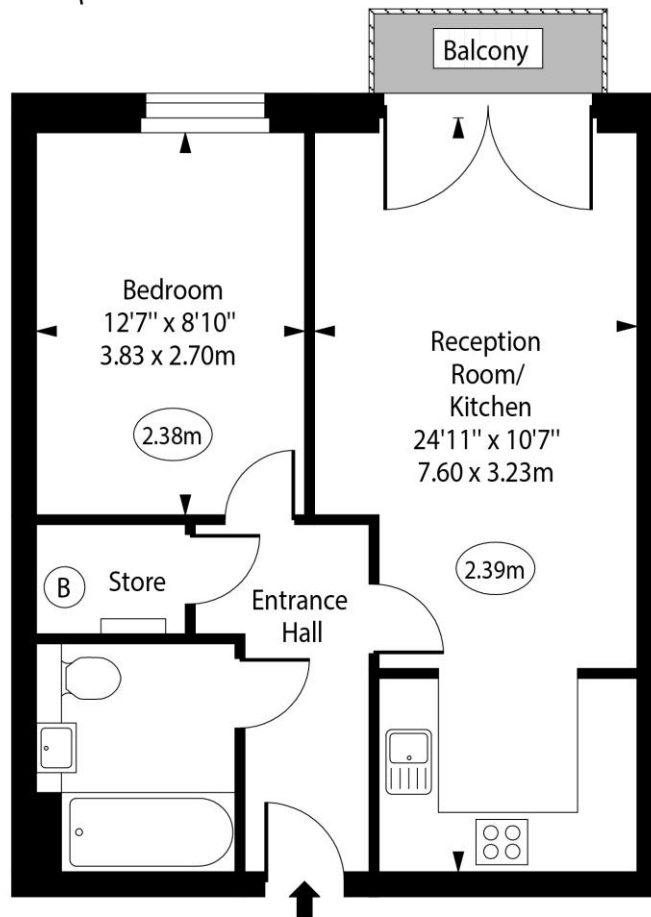
020 7510 8300

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Duckman Tower, Lincoln Plaza, E14



○ - Ceiling Height



Seventeenth Floor

Approx Gross Internal Area 490 Sq Ft - 45.52 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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