



Duckman Tower

3 Lincoln Plaza, E14

Offers in Excess of £700,000

A beautiful 10th floor West-facing 3 bedroom 2 bathroom apartment with balcony in Duckman Tower, in the sought-after Lincoln Plaza development in the heart of South Quay. The property benefits from secure parking, & excellent amenities on-site.

CHESTERTONS



Duckman Tower

3 Lincoln Plaza, E14

- 933sq ft 10th floor 3 bedroom 2 bathroom apartment.
- West-facing with balcony access from all principal rooms.
- High-specification modern finish throughout.
- 24hr concierge; residents' gym / pool / cinema facilities.
- Communal roof terrace & indoor triplex winter garden.
- Located in the heart of South Quay.
- Acceptable EWS1 form; secure parking included.



A beautiful 10th floor West-facing 3 bedroom 2 bathroom apartment with balcony in Duckman Tower, in the sought-after Lincoln Plaza development in the heart of South Quay. The apartment boasts a sleek, modern finish, a very good layout which maximises the sense of space, with 3 double bedrooms, & an open-plan kitchen / reception room. All rooms face West & feature floor-to-windows & direct balcony access maximising both utility & natural light.

Lincoln Plaza offers residents excellent on-site facilities including: 24 hour concierge, residents' cinema, gym & swimming pool (shared with the hotel), as well as a number of communal roof terraces & internal communal spaces such as a 20th floor triplex indoor garden.

Lincoln Plaza is situated in the heart of South Quay, a quiet modern residential area close to important transport links: South Quay DLR station, Canary Wharf Jubilee Line (1km) & Elizabeth Line (1.5km) stations are also nearby. There is a plethora of local street food / takeaway & restaurant options within a stone's throw of the development, & the Canary Wharf business district & shopping centre is within approximately 1km.

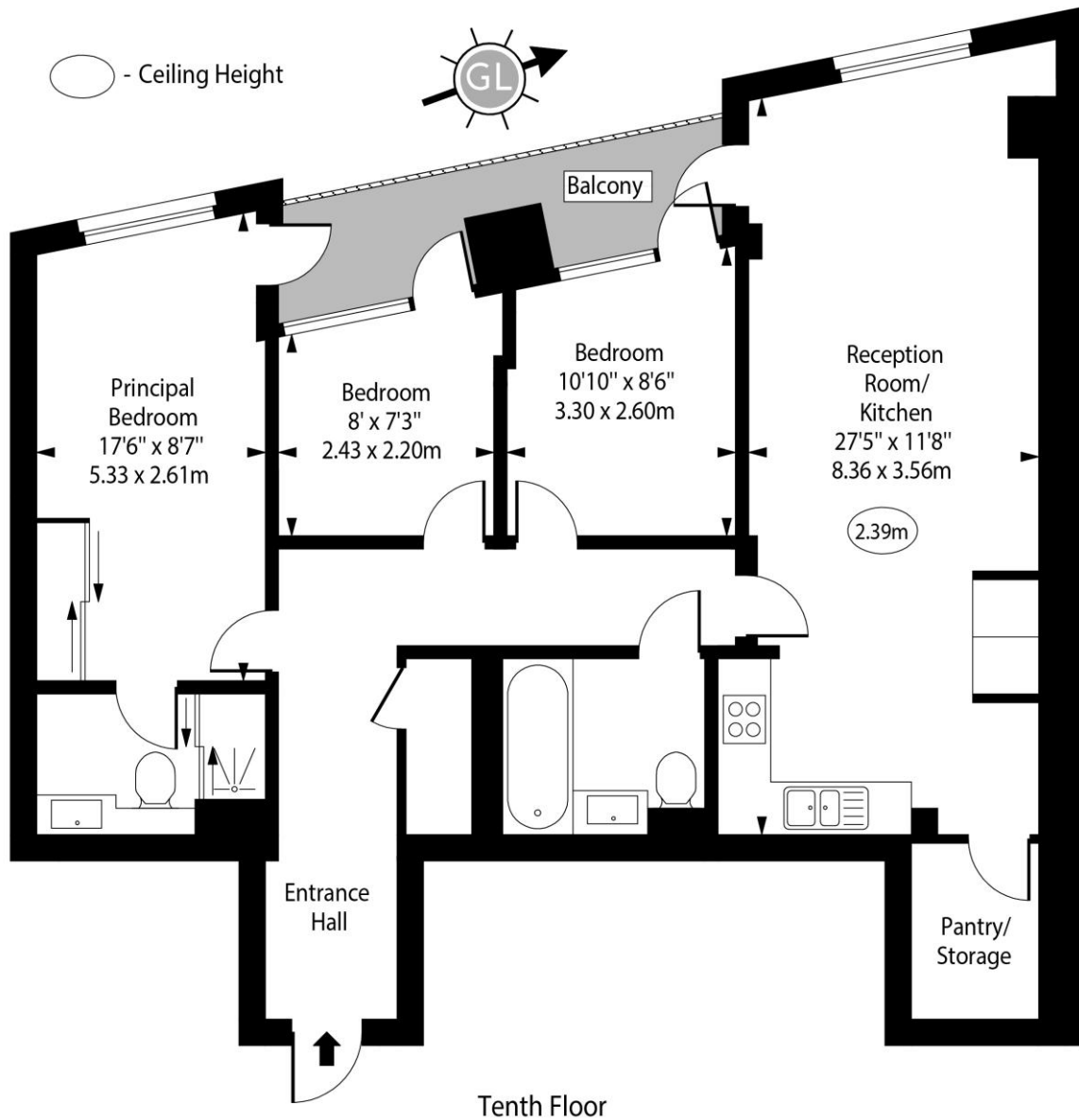
Tenure:	Leasehold – 978 years remaining approx.
Service Charge:	£6,763pa approx.
Ground Rent:	£500pa
Local Authority:	Tower Hamlets
Council Tax Band:	G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Duckman Tower, Lincoln Plaza, E14



Approx Gross Internal Area 933 Sq Ft - 86.68 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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Ref. No. 031729D