



## Jackson Tower 1 Lincoln Plaza London, E14 9BD

STUNNING 12TH FLOOR ONE BEDROOM APARTMENT | WEST-FACING | 24-HOUR CONCIERGE | RESIDENTS' GYM & SWIMMING POOL | 0.2 MILES TO SOUTH QUAY DLR | 987-YEAR LEASE Edward Chase Estate Agents are delighted to present this beautifully presented one-bedroom apartment, situated on the 12th floor of the prestigious Jackson Tower development within Lincoln Plaza, ideally positioned in the heart of London's thriving Canary Wharf district. Offering approximately 628 sq ft (58.4 sq m) of contemporary living accommodation, this impressive west-facing apartment combines modern interiors, generous living space and exceptional residents' facilities, making it an ideal purchase for Canary Wharf professionals, first-time buyers and investors seeking a prime London location. The apartment welcomes you into a spacious entrance hallway leading through to an impressive open-plan reception, dining and kitchen area, thoughtfully designed to



- PRESTIGIOUS JACKSON TOWER DEVELOPMENT – LINCOLN PLAZA
- SPACIOUS 628 SQ FT / 58.4 SQ M ACCOMMODATION
- EXCLUSIVE RESIDENTS' GYM, SWIMMING POOL & ROOFTOP TERRACE
- 12TH FLOOR WEST-FACING ONE BEDROOM APARTMENT
- 24-HOUR CONCIERGE & HIGH-SPEED LIFT ACCESS
- APPROXIMATELY 0.2 MILES TO SOUTH QUAY DLR STATION

**£425,000**

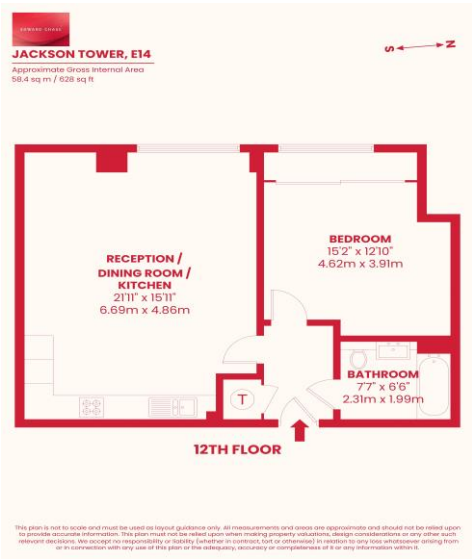
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wood-effect flooring, double-glazed windows and ample space for comfortable lounge furniture alongside a dedicated dining area. The contemporary fitted kitchen features sleek white high-gloss cabinetry, stylish worktops and a comprehensive range of integrated appliances, including an electric hob, oven, fridge/freezer and dishwasher. The open-plan arrangement creates an excellent environment for modern-day living and entertaining. The generously proportioned double bedroom measures approximately 15'2" x 12'10", offering excellent space for bedroom furniture and benefiting from soft fitted carpeting, built-in wardrobe storage and a distinctive glass partition, enhancing the contemporary character of the apartment. Completing the accommodation is a beautifully appointed bathroom suite, finished with modern neutral-toned wall tiling and comprising a



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 78 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.