



# Indecon Square

London, E14

Asking Price £750,000

A 13th floor 1218sq ft 3 bedroom 3 bathroom apartment in exceptional internal condition throughout. The property offers clear Westerly views over The Isle of Dogs towards The River Thames, & a viewing corridor to Canary Wharf. 2 secure parking spaces included. Offered for sale fully-furnished with high quality furniture, and on a chain-free basis.



# Indecon Square

London, E14

- 13th floor 1218sq ft 3 bedroom 3 bathroom apartment with 2 balconies.
- Exceptional condition with wood flooring throughout.
- Convenient South Quay location close to all amenities.
- 24 hour concierge; 2 adjoining secure underground parking spaces.
- Offered for sale fully-furnished with designer furniture.
- Offered chain-free.





A 13th floor 1218sq ft 3 double bedroom 3 bathroom apartment in exceptional internal condition throughout in the modern Indecon Square development in the heart of South Quay. The property offers clear Westerly views over The Isle of Dogs towards The River Thames, & a viewing corridor to Canary Wharf.

The apartment benefits from wood flooring throughout, a large, semi-separate, eat-in kitchen/diner adjoining the spacious reception room. The reception room enjoys access to a sizeable, covered balcony which is useable in all weathers. All 3 bedrooms are spacious doubles; 2 of which benefit from en suite bathrooms. The main bedroom additionally offers a study area & its own dedicated balcony. The apartment is sold furnished with designer furniture for a real "turn-key" solution & buyer convenience.

Indecon Square benefits from 24 hour concierge & is situated in an enviable South Quay location close to numerous shops & amenities including Tian Tian Market. South Quay DLR station is located within 500m; Canary Wharf Jubilee Line station, business district & shopping centre is within 1km; & Canary Wharf Elizabeth Line station is only 1.2km hence.

2 secure, underground parking spaces (which are situated next to each other) are included & the property is sold chain-free.

<b>Tenure:</b>	Leasehold – 980 years remaining approx.
<b>Service Charge:</b>	£6,545pa approx
<b>Ground Rent:</b>	£500pa doubling every 25 years for the first 100 years of the term
<b>Local Authority:</b>	Tower Hamlets
<b>Council Tax Band:</b>	G

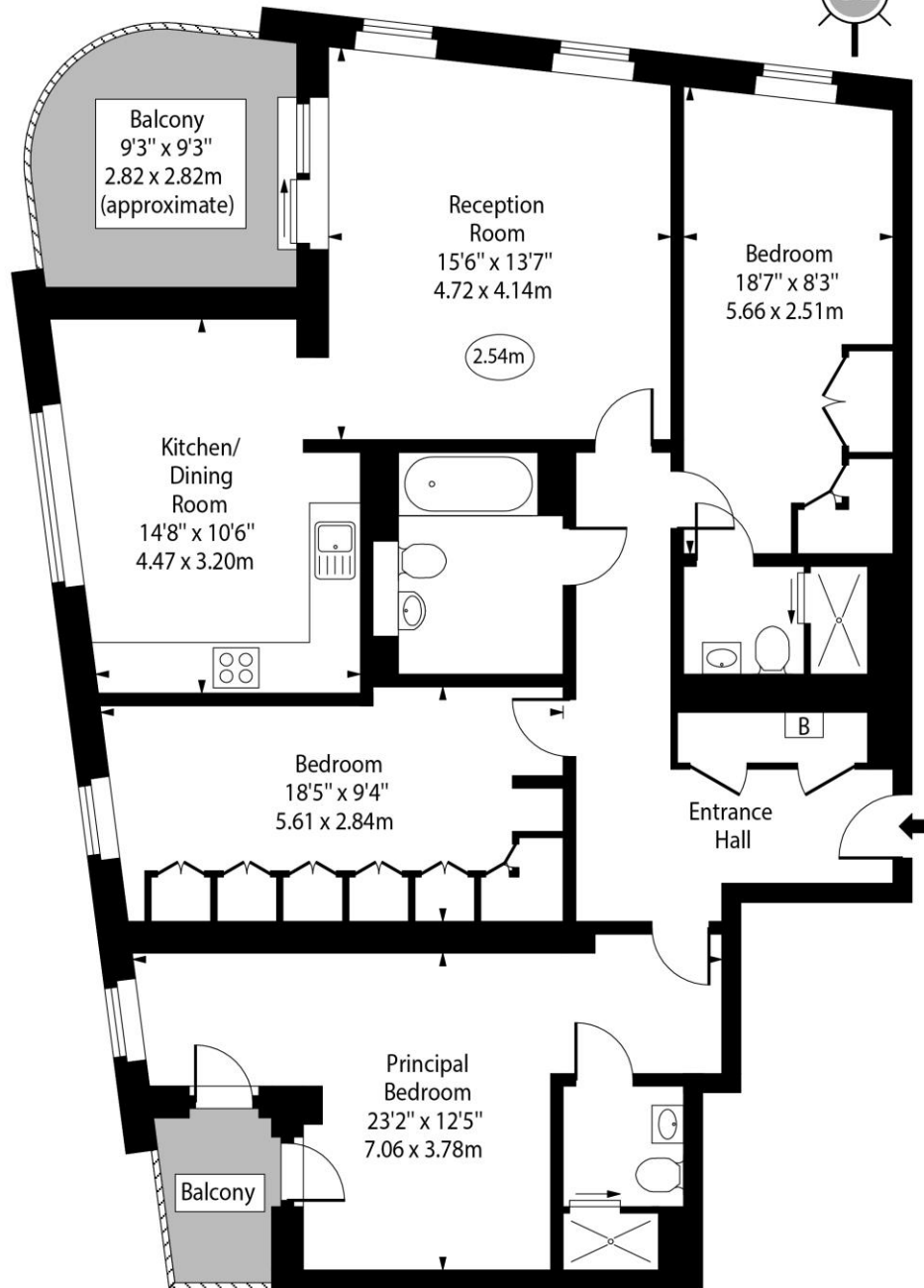
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)	81	82
<b>C</b> (69-80)		
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales 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

# Indescon Square, E14

○ - Ceiling Height



Thirteenth Floor

Approx Gross Internal Area 1218 Sq Ft - 113.15 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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