



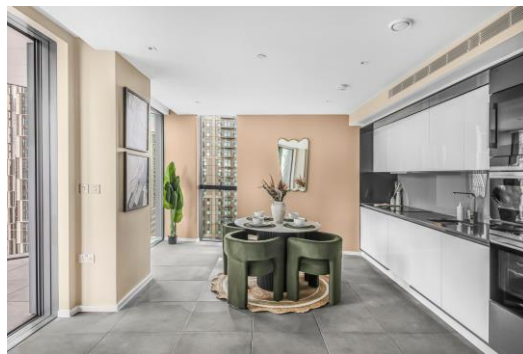
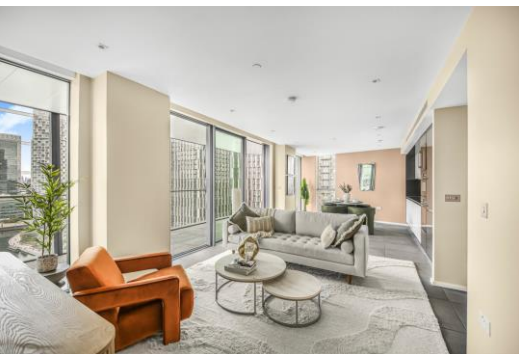
# Dollar Bay Point

3 Dollar Bay Place, E14

Asking Price £750,000

A beautifully-appointed 1012sq ft 19th floor 2 bedroom 2 bathroom apartment with an additional 250sq ft of wintergarden in the highly sought-after Dollar Bay Point, a beautiful, landmark building situated very close to Canary Wharf. Offered chain-free.

**CHESTERTONS**



# Dollar Bay Point

3 Dollar Bay Place, E14

- 1012sq ft 19th floor 2 bedroom 2 bathroom apartment.
- Wintergarden of approximately 250sq ft.
- Commanding Westerly views down the dock & East to the river & O2 Centre.
- Landmark building with 24hr concierge, residents' gym & communal garden.
- Excellent location by Wood Wharf.
- Offered chain-free.



A beautifully-appointed 1012sq ft 19th floor 2 bedroom 2 bathroom apartment with an additional 250sq ft of wintergarden in the highly sought-after Dollar Bay Point, a beautiful, landmark building superbly located in a commanding position at the apex of the South Dock of Canary Wharf & adjacent to Wood Wharf, Canary Wharf's newest neighbourhood. The apartment is in excellent decorative order, & boasts high specification fixtures & fittings, as well as floor-to-ceiling windows throughout which means that the apartment benefits from an abundance of natural light.

The development is located a short dockside walk from Canary Wharf's business district & shopping centre, as well as the Jubilee Line station, Elizabeth Line station, & DLR station at South Quay. This apartment at Dollar Bay Point boasts an uninterrupted aspect with panoramic views West & North encompassing Canary Wharf's landmark buildings, & The South Dock. Apartments in Dollar Bay Point feature winter gardens rather than open balconies which allow for protected outside use in all weathers. The glass louvres can be opened on the main glass façade, allowing for as much fresh air as you wish. The apartment also benefits from underfloor heating & comfort cooling throughout.

Dollar Bay Point is located favourably to the South East of Wood Wharf (a huge 8.9 acre mixed use, residential-led development extending the Canary Wharf Estate to the East). When complete Wood Wharf will offer over 3,500 new homes, over 2 million square feet of office space, & 300,000sq ft of retail space offering a wide variety of shops, bars & restaurants covering the whole gamut of even the most discerning residents' requirements. Wood Wharf also offers a very safe & convenient pedestrian route to Canary Wharf Jubilee Line station, business district & to the Elizabeth Line station.

Dollar Bay Point's facilities include: 24 hour concierge, residents' gym, business lounge, & a secure, communal garden. Universally-acceptable EWS1 rated building. Offered chain-free.

**Tenure:** Leasehold – 989 years remaining approx.  
**Service Charge:** £10,745pa approx.  
**Ground Rent:** £600pa w/an RPI increase every 10 years from commencement date.  
**Local Authority:** Tower Hamlets  
**Council Tax Band:** G

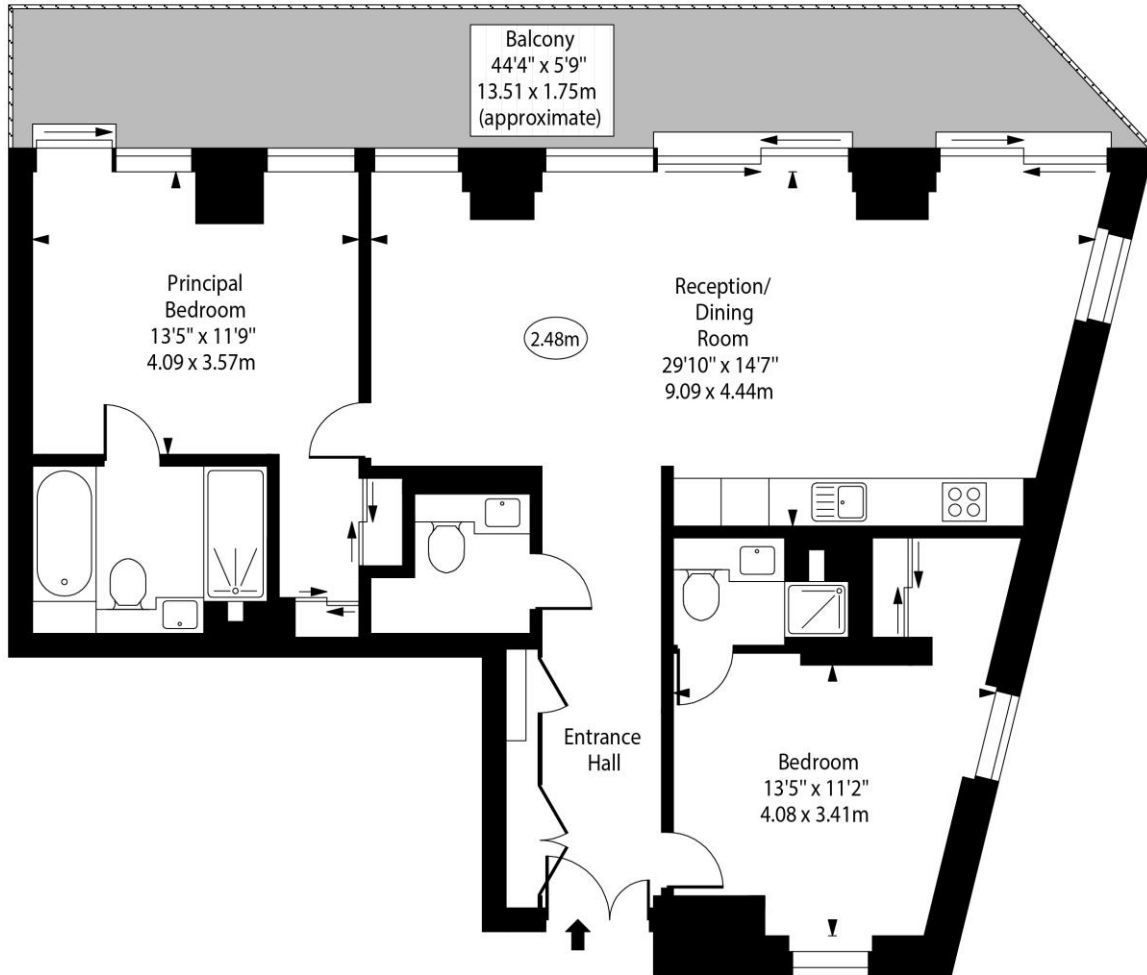
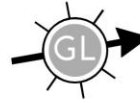
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Chestertons Canary Wharf & Greenwich Sales

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Dollar Bay Point,  
Dollar Bay Place, E14

○ - Ceiling Height



Nineteenth Floor

Approx Gross Internal Area 1012 Sq Ft - 94.01 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.

[www.goldlens.co.uk](http://www.goldlens.co.uk)  
Ref. No. 029582D

