



Indecon Square

London, E14

Offers in Excess of £675,000

A superb, south-facing 9th floor 1230sq ft 3 bedroom, 3 bathroom apartment located in Indecon Square, a popular development in the heart of South Quay, arguably the most desirable location in E14. Underground parking included.

CHESTERTONS



Indecon Square

London, E14

- 3 Bedroom 3 Bathroom Apartment
- 1230sq ft Internal Living Space
- 9th floor with Large Balcony
- Located in the heart of South Quay
- Close to Canary Wharf & All Amenities
- 24hr On-site Concierge Service.
- Secure Underground Parking Space
- Offered Chain-free



A bright & airy, predominantly West-facing 10th floor 1218sq ft 3-bedroom 3-bathroom apartment located in Indecon Square, a popular development in one of the most desirable locations in E14 - set within the heart of South Quay. Originally laid out as a 4 bed, this property offers an expectational amount of space with a modern finish throughout, as well as a large, covered balcony/terrace directly accessible off the main reception. The whole apartment has south and east views over the Isle of Dogs and receives an abundance of natural light as a result.

In addition to 3 double bedrooms, the property comprises of an expansive reception room, a fully equipped separate kitchen, two ensuite shower rooms, and a well-appointed family bathroom suite. The apartment also comes with an allocated, off-street parking space and offered to the market chain free.

Nearby amenities include a 24hr supermarket, a Tian Tian Chinese supermarket, the Canary Wharf Shopping Centre and various local amenities. The property is also within close proximity to Canary Wharf Jubilee Line station & South Quay DLR station, as well as the Elizabeth Line station.

Tenure: Leasehold 979 years approx. remaining.

Service Charge: £6,312 pa approx.

Ground Rent: £500 pa. Doubling every 25 years from the commencement date of the Lease term for the first 100 years.

Local Authority: Tower Hamlets

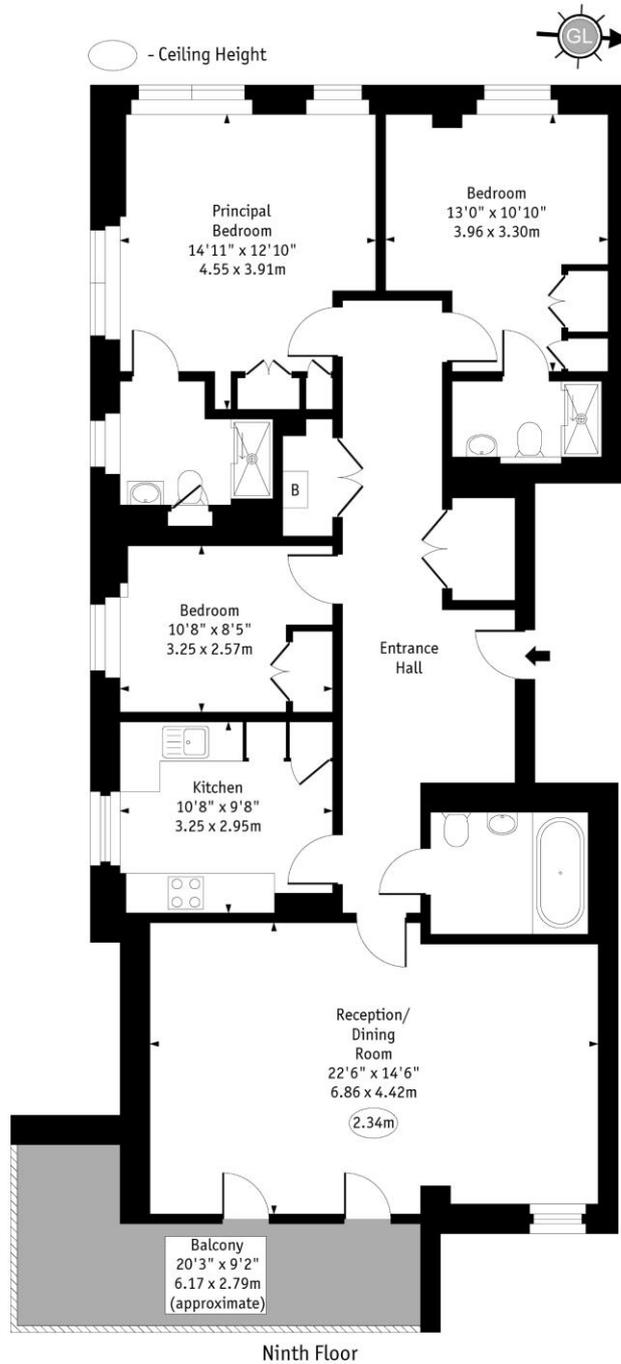
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Ninth Floor

Approx Gross Internal Area 1230 Sq Ft - 114.27 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 IPMS 2. Not To Scale.
www.goldlens.co.uk
 Ref. No. 028326KH

