



A GOLDSTONE PRIVATE SALE · 盛金石私洽房源

35 Indescon Square

印德斯康广场 35 号

A one-bedroom apartment in South Quay, Canary Wharf

金丝雀码头 · 南码头一居室公寓

£350,000

LEASEHOLD · 1 BEDROOM · 1 SHOWER ROOM · 476 SQ FT

租赁产权 · 一卧 · 一淋浴间 · 476 平方英尺 (44.25 m²)

THE RESIDENCE · 房源呈现

35 Indecon Square, E14

印德斯康广场 35 号, 伦敦 E14



Goldstone is delighted to present this bright and well-proportioned one-bedroom apartment, occupying a tenth-floor position within 35 Indecon Square — a mature, professionally managed Galliard Homes development at the heart of South Quay, moments from Canary Wharf. The apartment combines a generous 24ft open-plan living space, a private balcony and an open outlook towards the City skyline, with a 24-hour concierge, lift access and South Quay DLR barely three minutes from the door.

盛金石荣幸呈现这套明亮通透、格局方正的一居室公寓。房屋位于印德斯康广场 35 号十层，所属社区由知名开发商 Galliard Homes 兴建，管理成熟、口碑稳定，步行至金丝雀码头仅需数分钟。公寓拥有约 24 英尺的开放式起居空间与一处私人露台，视野开阔，可远眺伦敦金融城天际线。楼盘设 24 小时礼宾服务与电梯，南码头轻轨站步行约 3 分钟可达。

OVERVIEW · 房屋概况

A bright and elegant home

明亮雅致的都会居所

The apartment opens into a generous open-plan living, dining and kitchen area, with glazed doors leading directly onto a private balcony.

入户即为开阔的开放式起居、餐厅与厨房空间，玻璃门直通私人露台。

BEDROOMS 卧室

1

SHOWER ROOMS 淋浴间

1

INTERIOR 室内面积

476 sq ft
44.25 m²

TENURE 产权

Leasehold
租赁产权

Engineered wood flooring runs through the living area, with a wide picture window drawing light deep into the room. The kitchen sits neatly to one side, finished with gloss cabinetry, dark stone worktops, a fitted oven and hob and stainless-steel extractor — well separated from the living and dining space so the room reads as a single, sociable whole.

起居空间铺设实木复合地板，整面采光窗将日光引入室内深处。厨房设于一侧，配亮面橱柜、深色石质台面、嵌入式烤箱与炉灶及不锈钢抽油烟机，与起居、用餐区自然分区，使全屋呈现完整的一室格局，而非单间开间。



Open-plan living, dining and kitchen / 开放式起居、餐厅与厨房



Kitchen with fitted oven and hob / 配嵌入式烤箱与炉灶的厨房

INTERIORS · 室内实景

Gallery

实景相册

A selection of interior views from across the apartment.

公寓各区域实景一览。



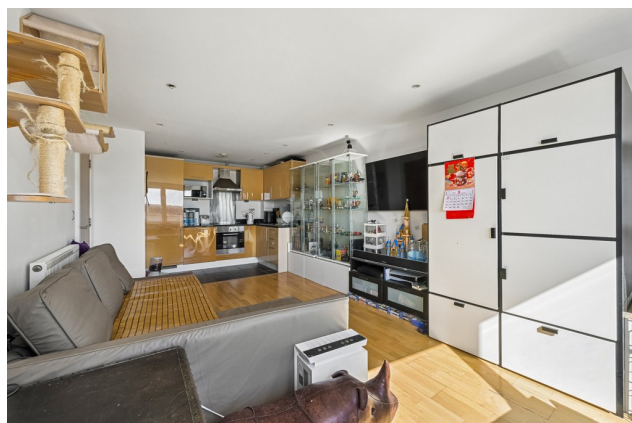
Double bedroom with balcony access / 双人卧室，可直通露台



Living area with picture window / 起居区与采光窗



Shower room with walk-in enclosure / 独立淋浴房



Living area looking towards the kitchen / 起居区望向厨房

AT A GLANCE · 核心亮点

Key features

房源要点

- Tenth-floor apartment with lift access
十层公寓，配电梯直达
- Private balcony, reached from both rooms
私人露台，起居室与卧室均可通达
- Generous 24ft open-plan reception and kitchen
约 24 英尺开放式起居、餐厅与厨房
- Double bedroom with full-height glazing
双人卧室，整面落地采光
- Contemporary shower room, walk-in enclosure
现代淋浴间，配独立淋浴房
- 24-hour concierge and secure entry
24 小时礼宾服务与门禁安防
- Landscaped gardens and roof terrace
社区园景庭园与住户屋顶露台
- South Quay DLR approx. 3 minutes' walk
南码头轻轨站步行约 3 分钟
- Canary Wharf approx. 8 minutes on foot
金丝雀码头站步行约 8 分钟
- EPC B (81); community heating and hot water
能效等级 B (81 分)，社区集中供暖供热水

THE AREA · 区域介绍

Life in South Quay

南码头的的生活

Indecon Square is a landscaped, gated residential square built by Galliard Homes — four blocks arranged around private communal gardens, with a residents' roof terrace facing the Canary Wharf towers, a 24-hour concierge, secure entry and lift access. South Quay now sits between the Canary Wharf estate to the north and the emerging Wood Wharf neighbourhood to the east, with over 300 shops, restaurants and cafes across Cabot Place, Jubilee Place, Canada Place and Crossrail Place, the Eden Project-designed Eden Dock gardens, and the Crossrail Place Roof Garden all within easy reach.

印德斯康广场是一处园景封闭式住宅社区，由 Galliard Homes 开发，四栋楼环抱私家庭园，屋顶露台正对金丝雀码头建筑群，设 24 小时礼宾、门禁与电梯。近十余年间，南码头已完成蜕变：北接金丝雀码头金融城，东邻新兴的 Wood Wharf 滨水街区，汇聚住宅、餐饮、零售与公共广场。住户可便捷抵达 Cabot Place、Jubilee Place、Canada Place 与 Crossrail Place 等商业区，逾 300 家商铺、餐厅与咖啡馆近在咫尺；由伊甸园团队打造的 Eden Dock 水岸花园提供公开水域游泳、桨板与皮划艇活动，Crossrail Place 空中花园与水岸步道亦全年开放。

ACCOMMODATION · 户型说明

The apartment

公寓格局

LIVING, DINING & KITCHEN · 起居 · 餐厅 · 厨房

A generous open-plan reception of approximately 24'0" x 10'11" (7.31 x 3.34m) with engineered wood flooring and glazed doors opening onto the private balcony. The kitchen is finished with gloss cabinetry, stone worktops and a fitted oven and hob.

开放式起居空间约 24 英尺 × 10 英尺 11 英寸 (7.31 × 3.34 米)，铺设实木复合地板，采光充足，玻璃门直通私人露台。厨房配亮面橱柜、石质台面、嵌入式烤箱与炉灶。

BEDROOM · 卧室

A double bedroom of approximately 11'6" x 7'5" (3.50 x 2.26m) with full-height glazing and its own door onto the balcony.

双人卧室约 11 英尺 6 英寸 × 7 英尺 5 英寸 (3.50 × 2.26 米)，整面落地玻璃，并设独立门通往露台。

SHOWER ROOM · 淋浴间

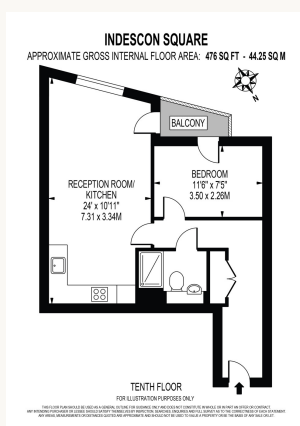
A contemporary shower room finished in mosaic tiling, with a walk-in shower enclosure, wall-hung basin, concealed-cistern WC and heated towel rail.

现代淋浴间，马赛克墙面，配独立淋浴房、壁挂式洗手盆、隐藏式水箱坐便器与加热毛巾架。

PRIVATE BALCONY · 私人露台

A decked private balcony with a glass balustrade, accessed from both the reception room and the bedroom, comfortably taking a table and chairs.

露台铺设木质地板，配玻璃栏板，起居室与卧室均可通达，可置户外桌椅，视野开阔。

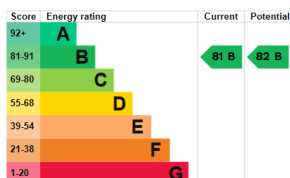


PRACTICAL · 关键信息

The essentials

交易要点

Tenure 产权	Leasehold — 999 years from new 租赁产权 — 自建成起 999 年
Interior 室内面积	476 sq ft / 44.25 sq m 476 平方英尺 / 44.25 平方米
Floor 楼层	Tenth floor, served by lift 十层, 配电梯
Bedrooms / Shower rooms 卧室 / 淋浴间	1 / 1
Outdoor 户外空间	Private balcony 私人露台
Parking 车位	No allocated parking space 无配套车位
Local authority 所属行政区	London Borough of Tower Hamlets 伦敦塔村区
Council tax 市政税等级	Band D D 级
Service charge / ground rent 物业费 / 地租	Available on request 可应询提供
Price 售价	£350,000



ENERGY PERFORMANCE · 能效等级

EPC Rating B (81) · valid until 29 October 2035
能效等级 B (81 分), 有效期至 2035 年 10 月 29 日

OUTDOOR · 户外空间

Private balcony

私人露台



The decked private balcony, with an open outlook over the square / 木饰私人露台, 视野开阔



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We would be delighted to tell you more

期待为您提供更多详情

To arrange a private viewing of 35 Indescon Square, please contact Goldstone Global Ltd at the details below.

如需预约看房, 请通过以下方式联系盛金石 (Goldstone Global Ltd)。

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