

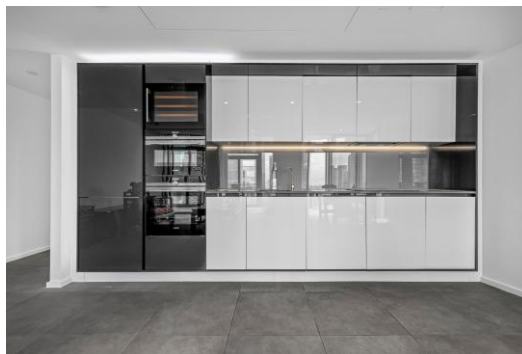


Dollar Bay Point

3 Dollar Bay Place, E14

Asking Price £950,000

A beautifully-appointed 1188sq ft 23rd floor 3 bedroom 3 bathroom apartment with two winter gardens in the highly sought-after Dollar Bay Point, a beautiful, landmark building situated very close to Canary Wharf.



Dollar Bay Point

3 Dollar Bay Place, E14

- 1188sq ft 23rd floor 3 Bedroom 3 Bathroom Apartment.
- Two Private Winter Gardens
- 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.



This 23rd floor, 3 bedroom 3 bathroom apartment, boasting approx. 1,200sqft of internal living space, is truly a visual feast. The two winter garden areas offer either breath-taking views over the Canary Wharf Skyline to the west or, far-reaching scenescapes over the Greenwich Peninsula and River Thames to the east. All from its perch on the 23rd floor of the highly sought-after Dollar Bay Point, which is 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 order and 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 apartment also benefits from underfloor heating & comfort cooling throughout.

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.

Tenure: Leasehold 989 years approx. remaining.

Service Charge: £12,486 pa approx. paid in biannual instalments of £6,243.

Ground Rent: £700 pa. paid in biannual instalments of £350.

Local Authority: Tower Hamlets

Council Tax Band: H

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

Harbour Island

28 Harbour Exchange Square

London

E14 9GE

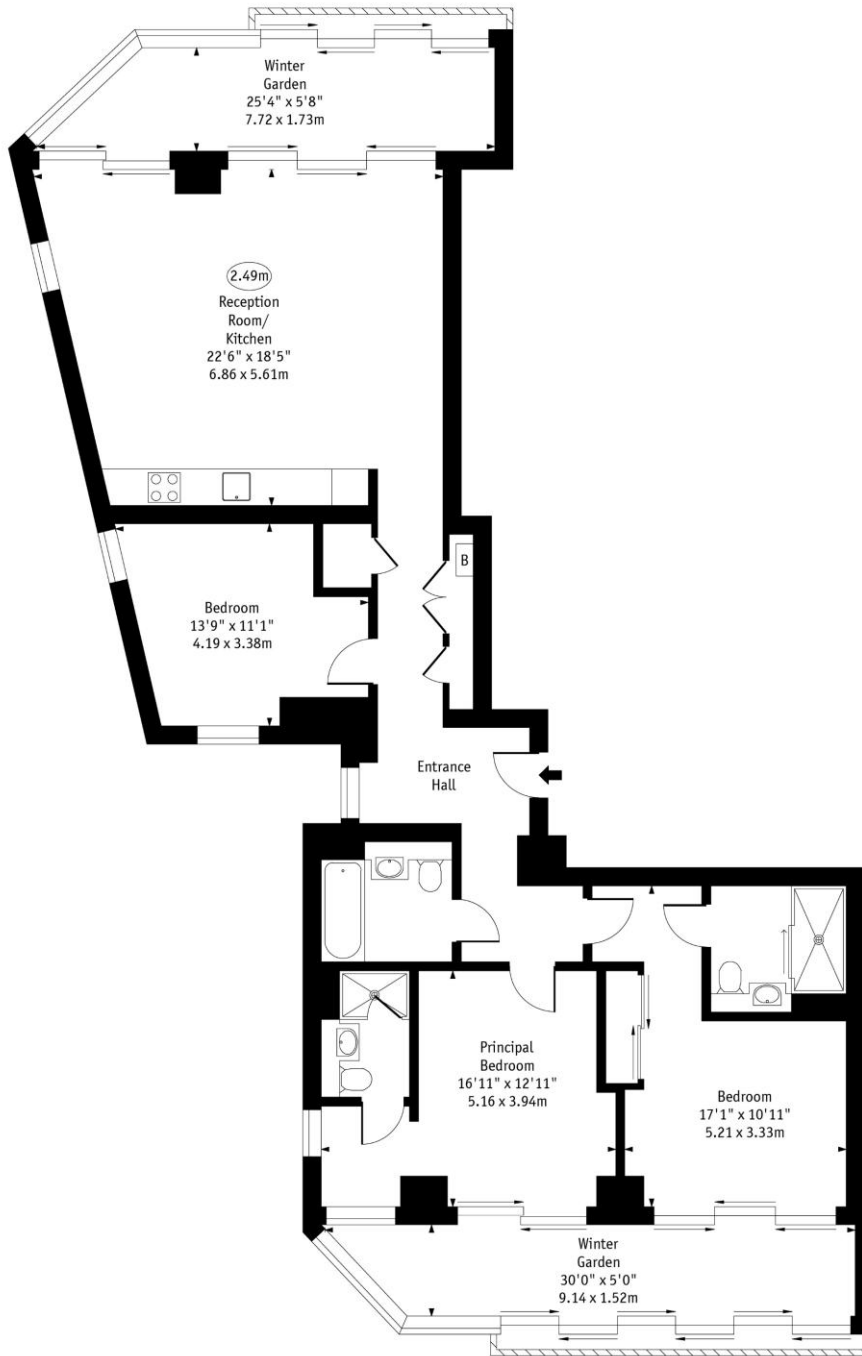
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Dollar Bay Point,
Dollar Bay Place, E14

○ - Ceiling Height



Twenty Third Floor

Approx Gross Internal Area 1188 Sq Ft - 110.36 Sq M

Approx Gross Internal Area 1500 Sq Ft - 139.35 Sq M
(Including Winter Garden)

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
Ref. No. 031156KH

