

Talisman Tower, Lincoln Plaza, South Quay, E14

Asking Price: £750,000

Benham & Reeves

Talisman Tower, Lincoln Plaza, South Quay, E14

3 Bedroom (s) 2 Bathroom (s) Leasehold

A superb three bedroom apartment arranged over the seventh floor of a sought-after contemporary block. The property boasts expansive floor-to-ceiling windows, allowing natural light to flood the open-plan kitchen and living area. The generously sized lounge provides direct access to a large private balcony. The bedrooms are fitted with soft oatmeal carpets and offer ample built-in storage throughout. Finished to an exceptional standard, this home is sure to impress.

The bathrooms feature premium fittings complemented by elegant stone-tiled flooring. Residents of the development benefit from exclusive access to a private gymnasium, indoor swimming pool, spa facilities, private cinema, snooker suite, and a stunning roof terrace on the 22nd floor. A 24-hour concierge service further enhances convenience and security.

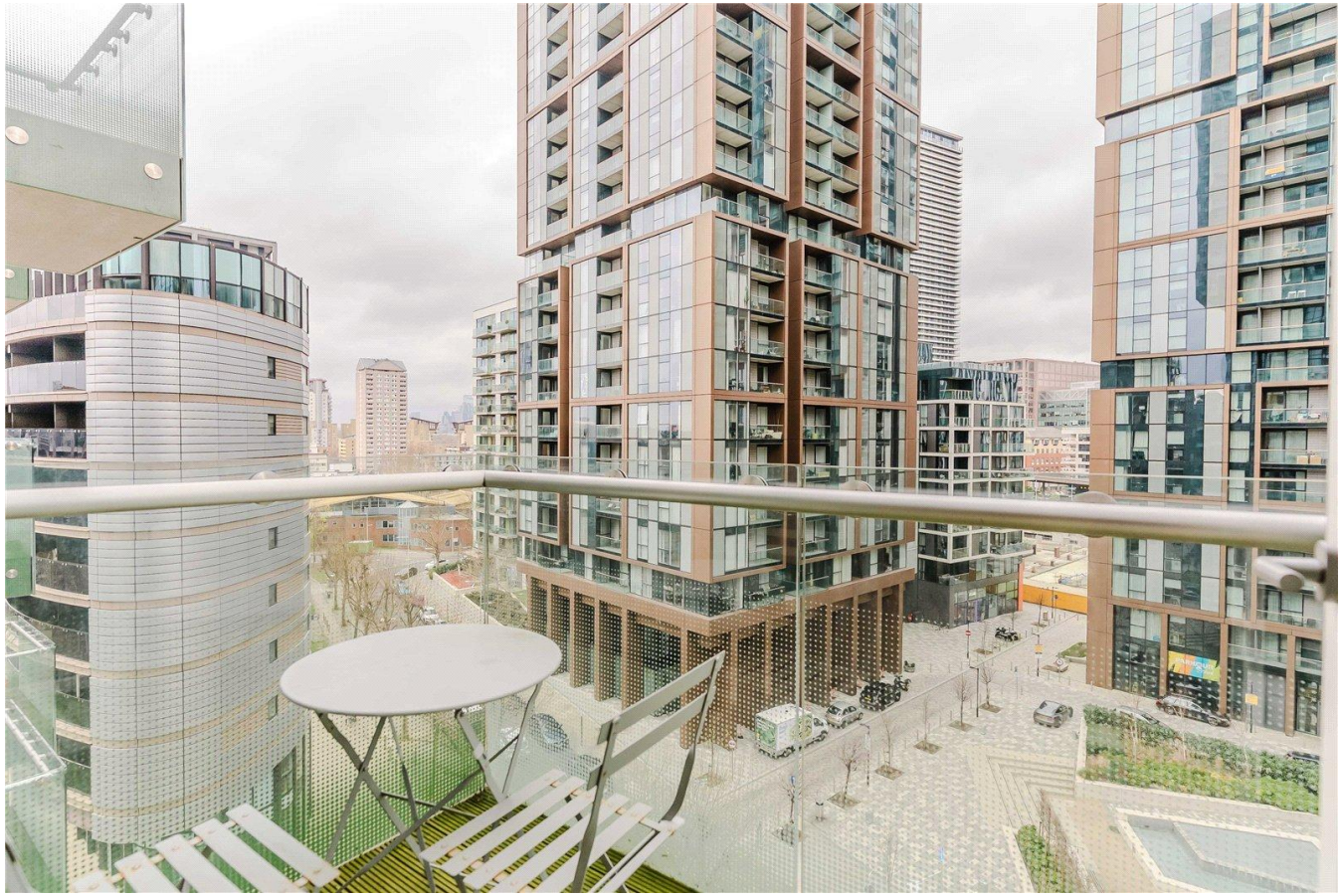
Ideally located moments from the vibrant heart of Canary Wharf, the property is surrounded by over 240 shops, restaurants, bars, galleries, and amenities. Canary Wharf offers a lifestyle like no other. The location is exceptionally well-connected, with South Quay DLR station just minutes away, providing easy access to Stratford and the City. Canary Wharf Underground station is also within walking distance, offering the 24-hour Jubilee Line. Commuting across London has never been easier.







Talisman Tower, Lincoln Plaza, South Quay, E14



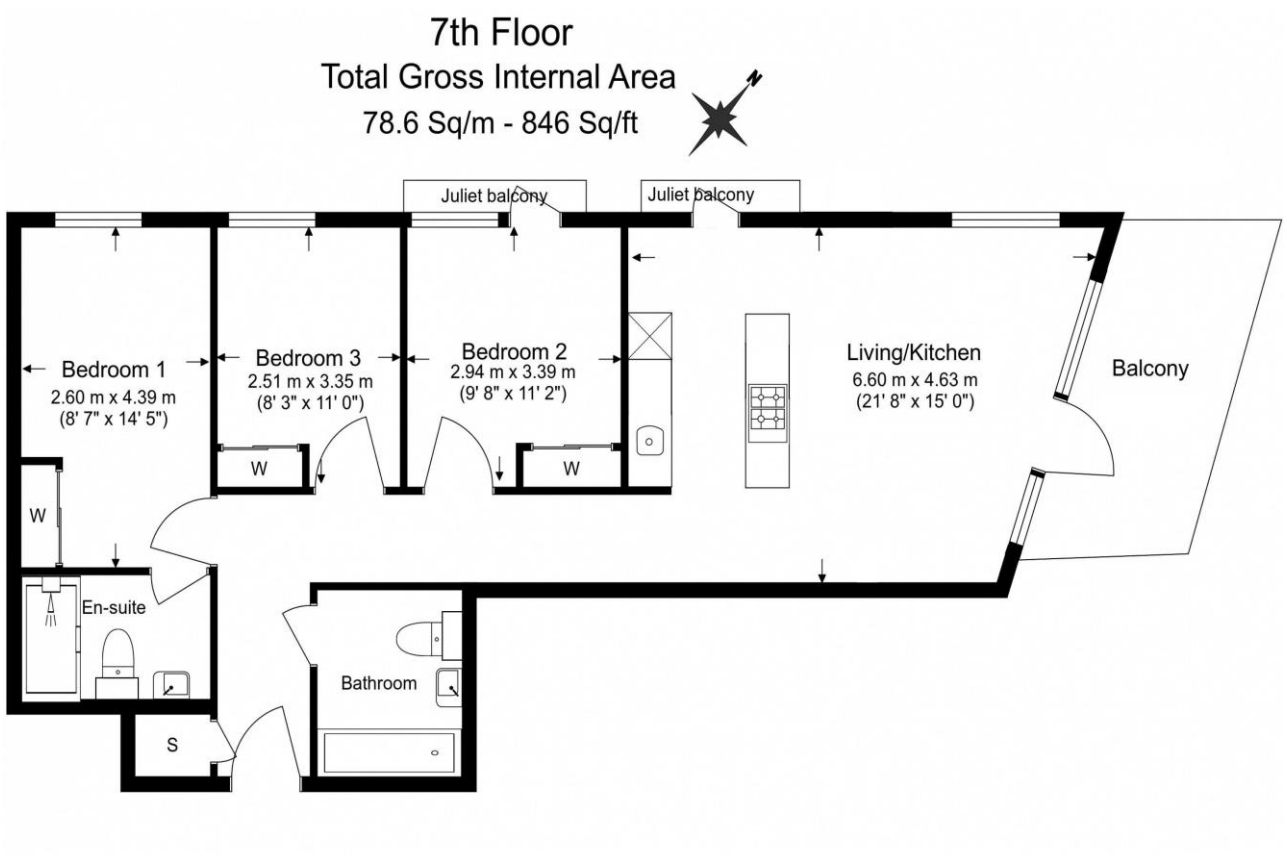




Property Features:

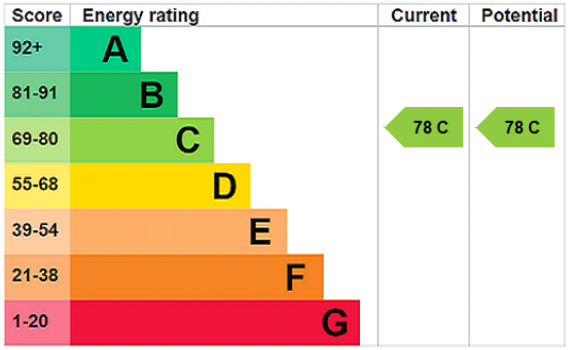
- Three Bedrooms
- Two Bathrooms
- 7th Floor with Dual-Aspect
- 3 Private Balconies
- 24h Concierge Service
- Residents' Gym & Swimming Facilities
- Moments from South Quay DLR & Canary Wharf

Talisman Tower, Lincoln Plaza, South Quay, E14



Benham&Reeves

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



Talisman Tower, Lincoln Plaza, South Quay, E14

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£750,000
Tenure:	Leasehold Expires 21/03/3005 Approximately 979 Years Remaining
Ground Rent:	£500.00 (per annum) for the year 2026
Service Charge:	£6,174.00 (per annum) for the year 2026
Anticipated Rent:	£3,500.00 pcm Approx. 4.9% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH250387

T: 020 8036 3200
E: canarywharf.sales@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR