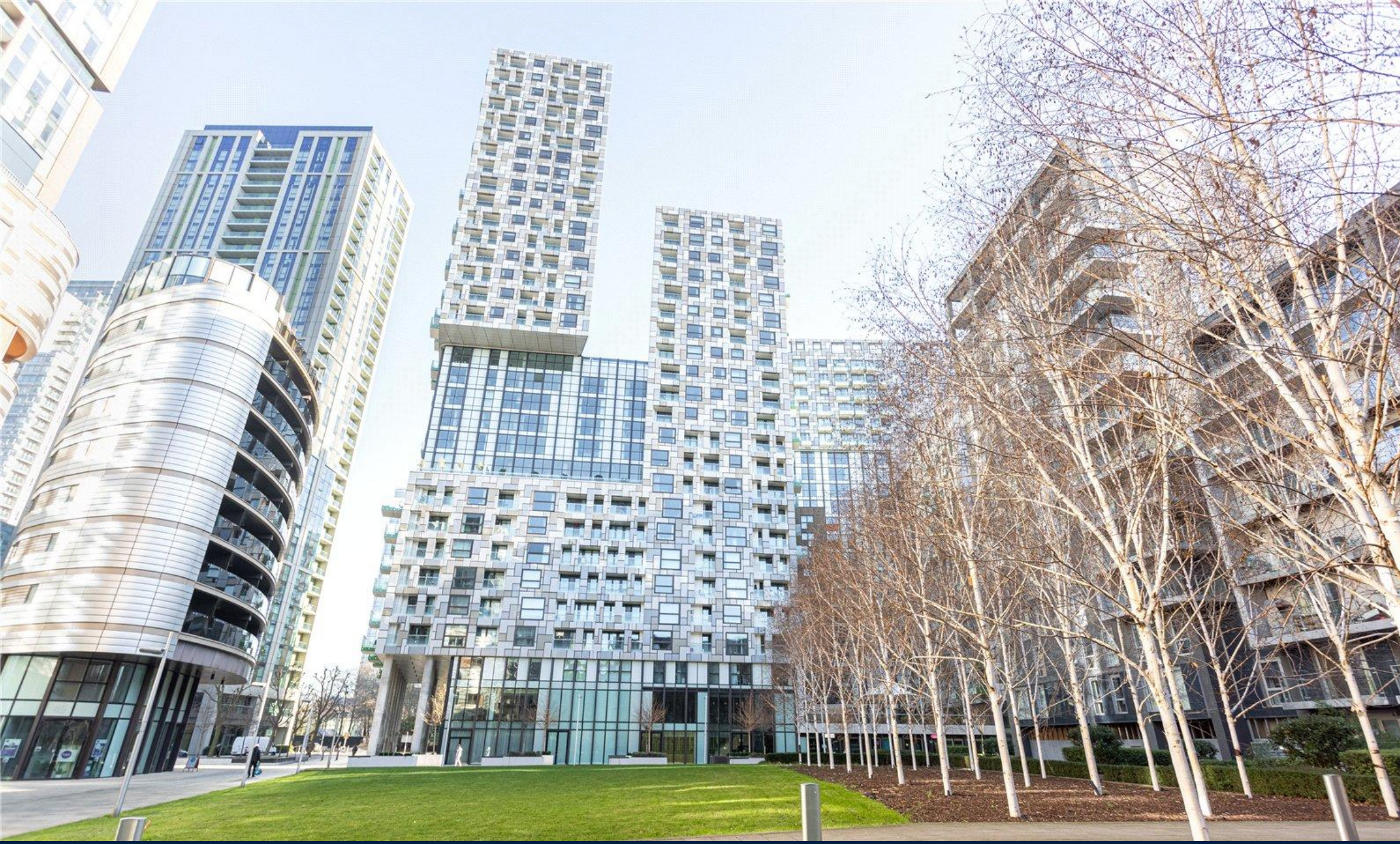


Lincoln Plaza, South Quay, E14

Offers Over: £290,000

Benham & Reeves

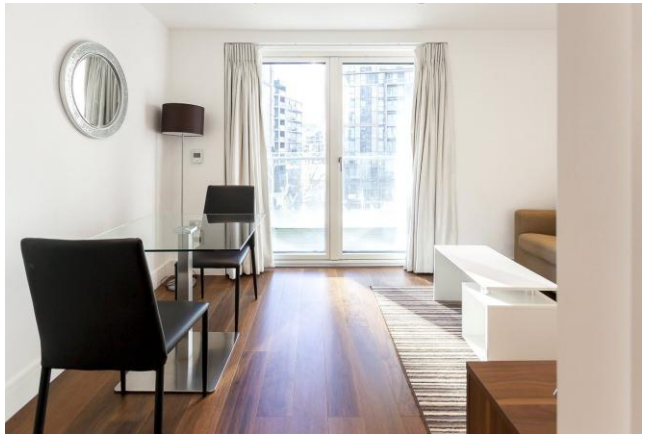
Lincoln Plaza, South Quay, E14

Studio | 1 Bathroom (s) | Leasehold

A modern studio apartment arranged on the third floor of Talisman Tower, South Quay, part of the sought-after Lincoln Plaza in Canary Wharf.

The flat has a bright open-plan layout with floor-to-ceiling windows, a private balcony, a fully fitted kitchen, built-in wardrobes, and a utility cupboard. Finished with wooden flooring.

Residents enjoy a 24-hour concierge, gym, cinema, and communal gardens. The property is situated a short walk from shops, cafes, bars, and restaurants, ideal for professionals seeking comfort and connectivity. Just moments from South Quay DLR, with direct links to Canary Wharf, Bank, and the City.







Lincoln Plaza, South Quay, E14



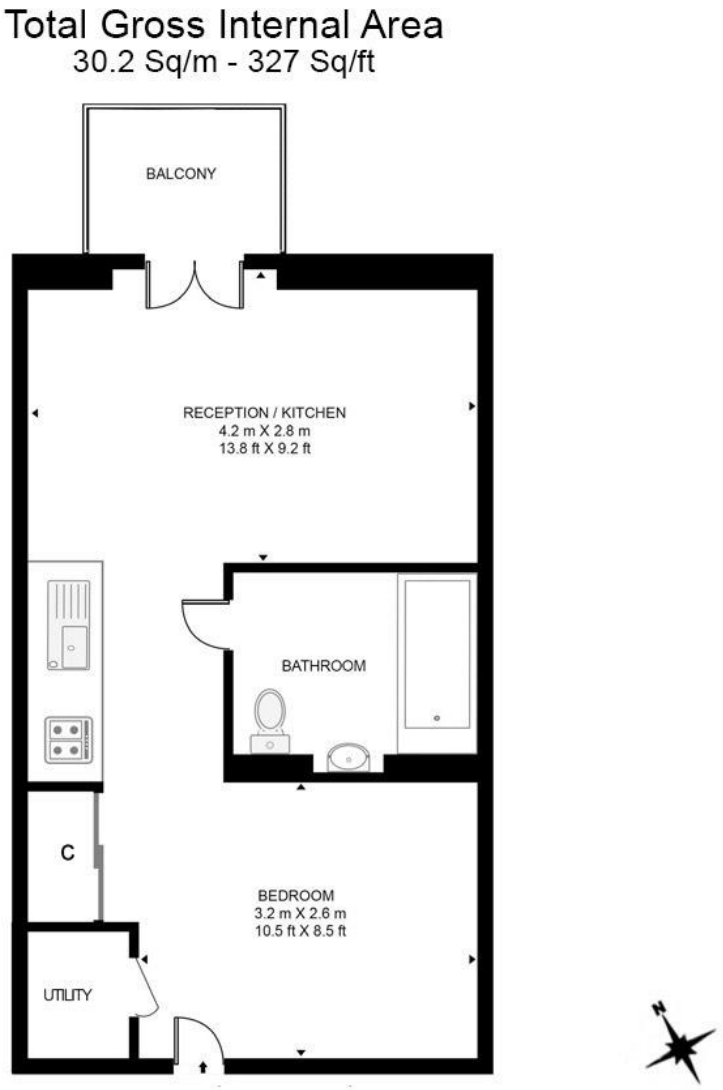




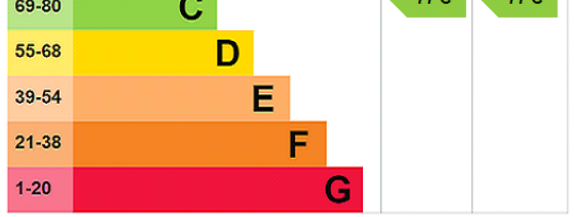
Property Features:

- Studio Flat
- Balcony
- Bathroom
- 24-hour Concierge
- Residents' Gym & Swimming Pool
- Winter Garden
- Cinema Room
- Close to South Quay DLR

Lincoln Plaza, South Quay, E14



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.



Lincoln Plaza, South Quay, E14

Terms & Conditions:

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

Offers Over:	£290,000
Tenure:	Leasehold Expires 21/03/3005 Approximately 978 Years Remaining
Ground Rent:	£300.00 (per annum) Year 2026
Service Charge:	£2,170.06 (per annum) Year 2026
Anticipated Rent:	£1,900.00 pcm Approx. 7.9% Yield

Viewings:

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

Our reference: CWH240358

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