



**Duckman Tower, 20.02, Duckman Tower 3 Lincoln Plaza,
London, E14 9BN**

 3  2  1  B

A rare high-floor three-bedroom apartment bathed in abundant natural sunlight, offering sweeping panoramic Thames River views and stunning sunset vistas from the living room, within the sought-after Duckman Tower at Lincoln Plaza development

Extending to approximately 988 sq ft, the apartment is finished to a high specification throughout and offers bright, contemporary living accommodation. Designed to maximise natural light, all three bedrooms are south-facing. Large windows and neutral décor create a bright atmosphere throughout the day, while the well-designed layout maximises the available space. The apartment also comes with a designated premium car parking space.

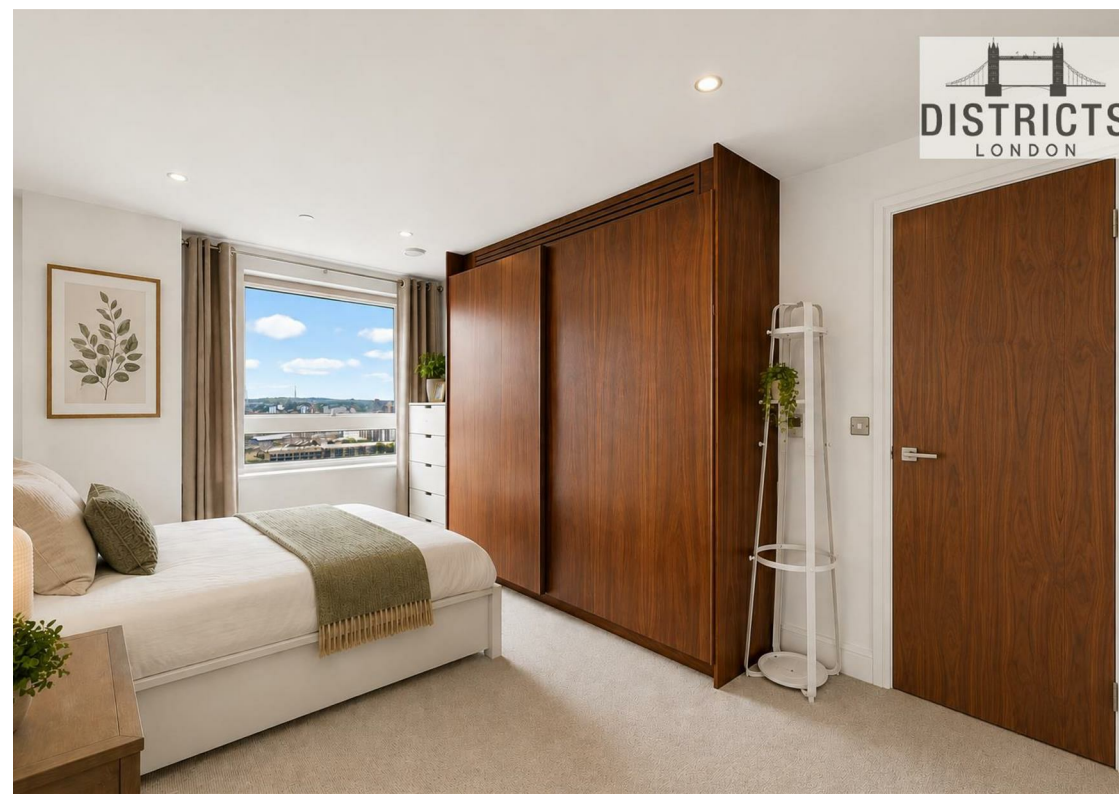
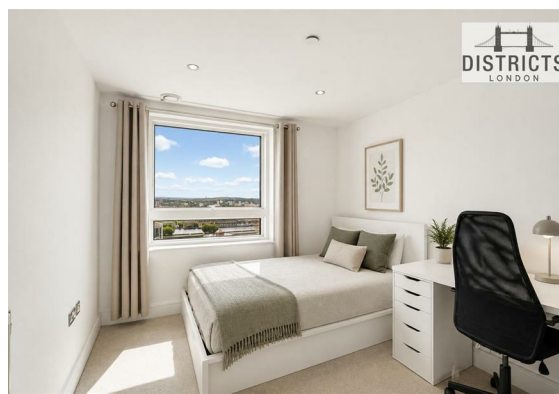
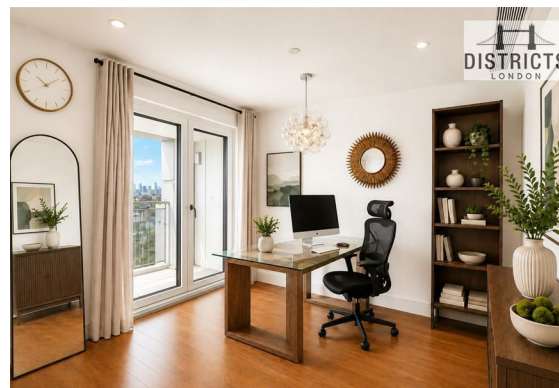
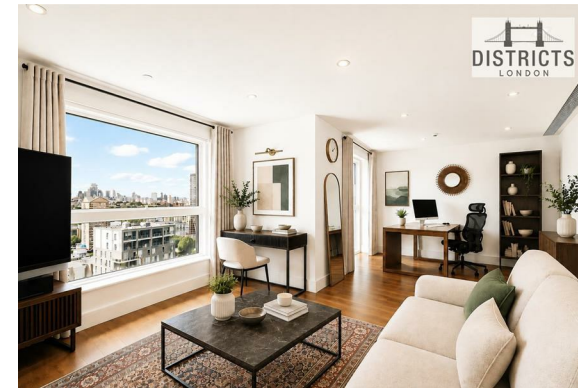
The open-plan living area seamlessly connects to a modern fitted kitchen with integrated appliances, providing an ideal setting for both everyday living and entertaining. The spacious double bedrooms offer excellent comfort and storage, complemented by two stylish bathrooms finished with modern fixtures and fittings.

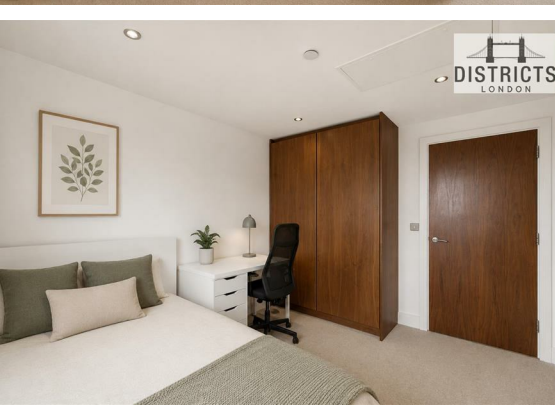
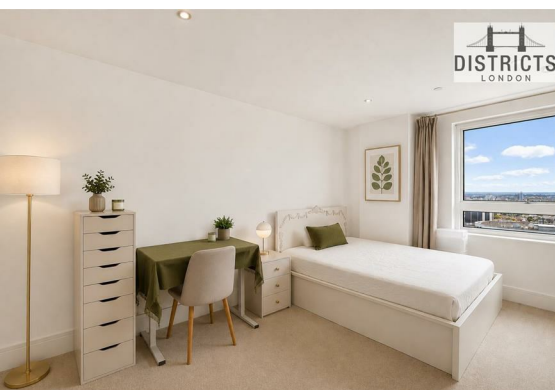
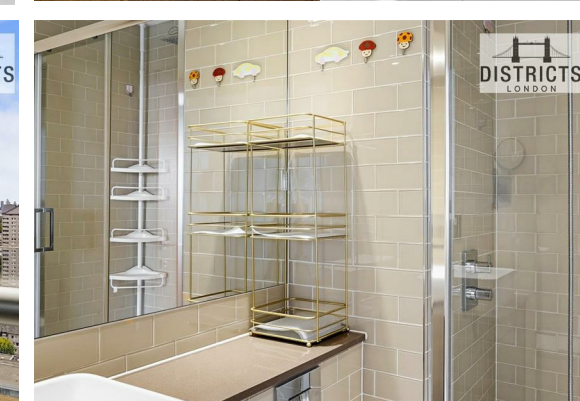
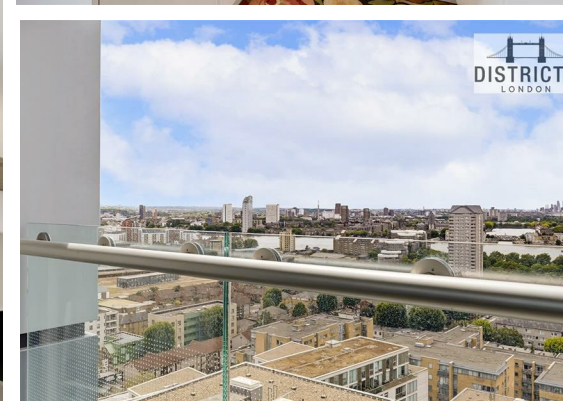
A particular highlight of the property is the private west-facing balcony, boasting uninterrupted, panoramic views over the River Thames and the iconic City of London skyline. The property benefits from exceptional connectivity, with South Quay DLR just 0.2 miles away, as well as easy access to Canary Wharf's Financial District, Jubilee Line, Elizabeth Line and extensive transport links across London.

Leasehold: 979 Years remaining approximately
Ground rent amount: £500pa Approx.
Review period: Ask agent
Service charge amount: £7,382.86pa Approx.
Review period: Ask Agent
Council tax band: G – Tower Hamlets
**Photos have been digitally dressed for example purposes.

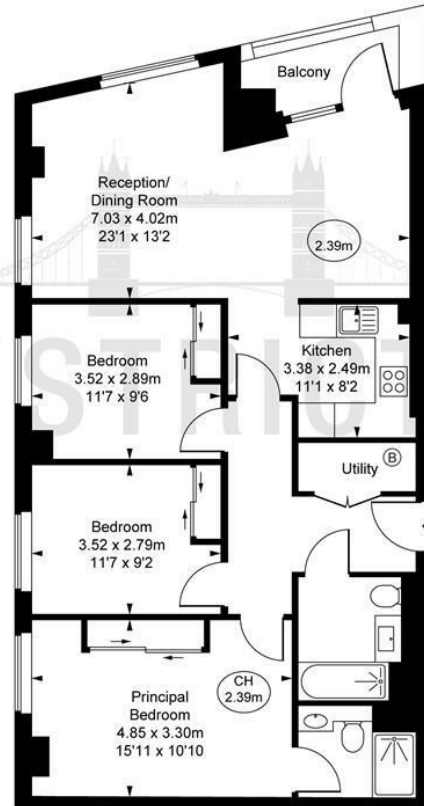
Electricity supply – Mains | Heating & Hot Water – Mains | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Ask Agent

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Southwark Council Website, Planning & Building Control





Duckman Tower,
Lincoln Plaza, E14
Approximate Gross Internal Area
91.83 sq m / 988 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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