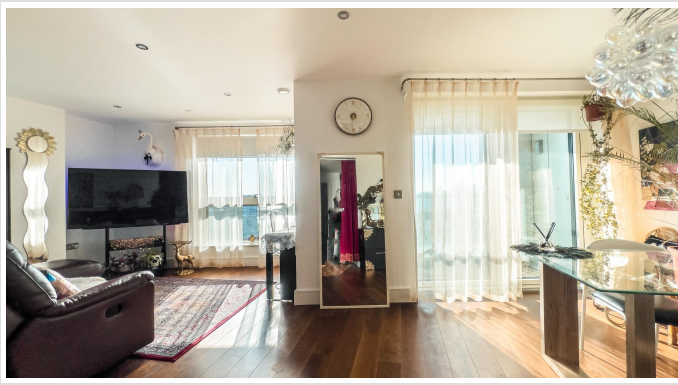


3 Bed Apartment In Lincoln Plaza , London, E14 9BN

£4,050 Monthly





SHORT DESCRIPTION

Property Ref: 14749 A rare find in Canary Wharf — quite possibly one of the most desirable three-bedroom apartments in this building, or even the area. Located on the 20th floor, this beautifully appointed home offers panoramic views of the River Thames, with London's most iconic landmarks — The Shard, Tower Bridge, The Gherkin, St. Paul's Cathedral, and many more — all visible from the living room. Golden-hour sunsets over the skyline? Just another ordinary evening on the sofa! The Apartment Every room enjoys remarkable river views. Warm, modern, and elegantly furnished, the apartment is thoughtfully designed to feel like home the moment you step in. Residents have exclusive access to premium facilities, including a 24-hour concierge, gym, swimming pool, business centre, and private cinema — all included at no extra cost to tenants. • Spacious, light-filled living room with smart lighting and west-facing floor-to-ceiling windows and balcony • Three south-facing double bedrooms, each offering stunning river views • Two modern bathrooms, including a master ensuite • Contemporary kitchen fitted with Smeg integrated appliances — oven, hob, fridge/freezer, and dishwasher • Hyperopic 500Mbps full-fibre broadband • Private allocated parking space in a secure underground car park (available upon request at £150/month) Location Exceptionally well connected — just 5 minutes' walk to South Quay DLR and 10 minutes to Canary Wharf station (Jubilee & Elizabeth Lines). Reach Bank in under 15 minutes, London Bridge and Waterloo in around 15 minutes via Jubilee Line, and Farringdon or Tottenham Court Road in just 10 minutes via Elizabeth Line. Direct trains also connect to Heathrow Airport in under 40 minutes. Property Type: Apartment Full Renting amount: £4050.00 Pricing Options: Fixed Price Tenure: 9 months Council tax band: G EPC rating: B Measurement: 979.516 sq.ft. Outside Space: Communal Garden, Roof Garden, Balcony Parking: Allocated, Private Heating Type: Gas Central Heating -----

3

Bed Room(s)

2

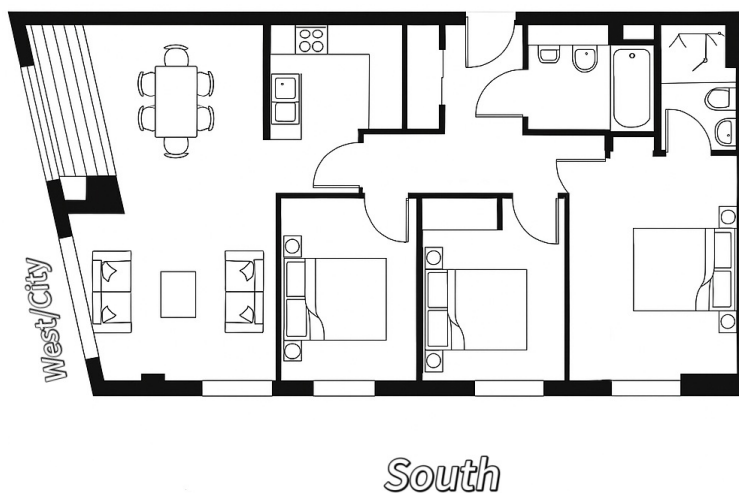
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	91 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D

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