

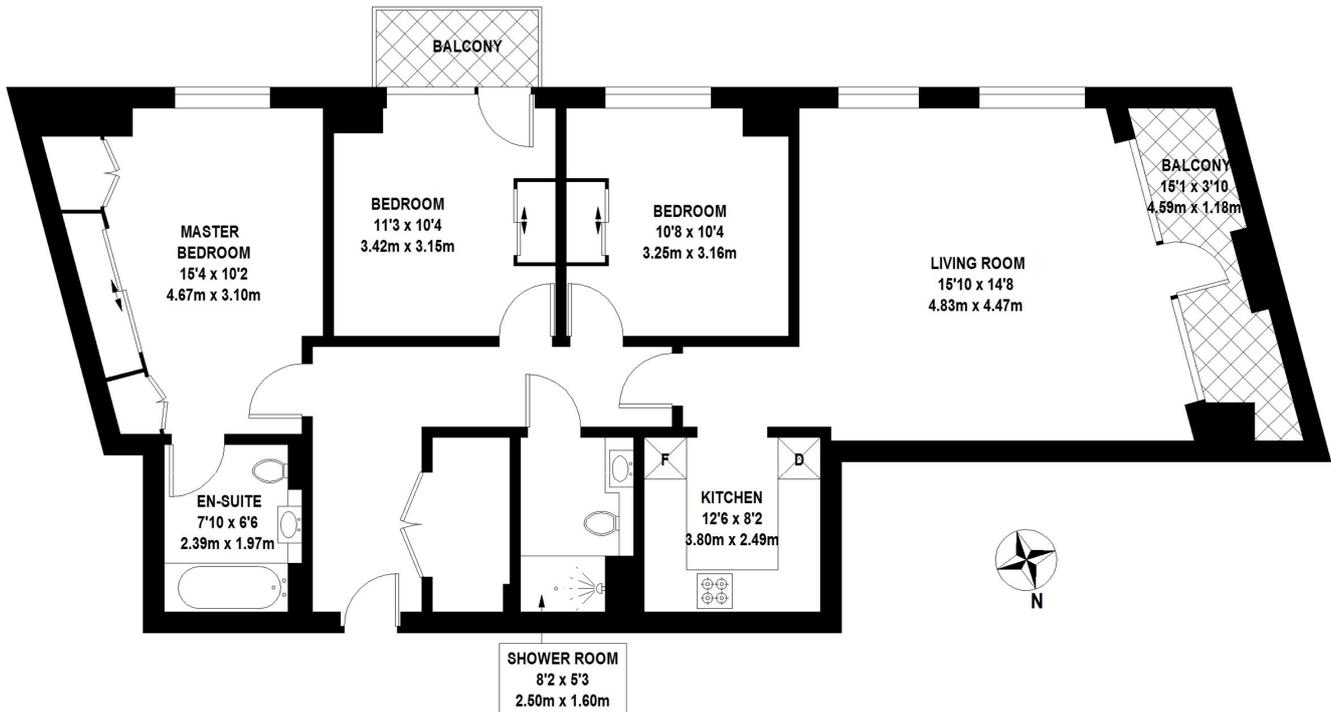


## DUCKMAN TOWER, E14

**£750,000**

This luxury three-bedroom, two-bathroom apartment on the 11th floor of the iconic Lincoln Plaza development is in the heart of Canary Wharf. Featuring dark wooden flooring, a fitted kitchen, modern finishes, built-in wardrobes, tiled bathroom, floor-to-ceiling windows and a private balcony in a prime business district.

- 24hr Concierge Service
- Gym and Swimming pool
- Cinema Room and Lounge
- Service Charge:
- Ground Rent: £500
- Service Charge: £7,150



**TOTAL APPROX. FLOOR AREA 1036 SQ.FT. (96.25 SQ.M)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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36 Millharbour, London, E14  
9JS  
Sales: 020 3668 1033  
Lettings: 020 3668 1030

Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.