



Pan Peninsula Square, London

Asking Price £575,000

This bright and modern 866sq.ft one bedroom apartment which is one of the largest double bedroom apartments in the building, is also located on a high floor with private west facing balcony within the prestigious Pan Peninsula development. Comprising a spacious double bedroom with excellent storage, luxury marble bathroom, open plan reception with a modern integrated kitchen and utility room. Located few moments from the heart of London's fastest growing business district at South Quay DLR, Pan Peninsula is incredibly well connected with access to Canary Wharf Underground and Crossrail (The Elizabeth Line).

Residents enjoy a luxury city lifestyle as they immerse themselves in what this central London location has to offer, providing fantastic facilities including a state-of-the-art gym, a swimming pool, screening room, 24 hr concierge service, plus valet parking.

Leasehold: Approx. 980 years | Service Charge: Approx. Ask Agent, payable half yearly / Ground Rent: Approx. Ask Agent.

Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Cladding: EWS1 Certificate available

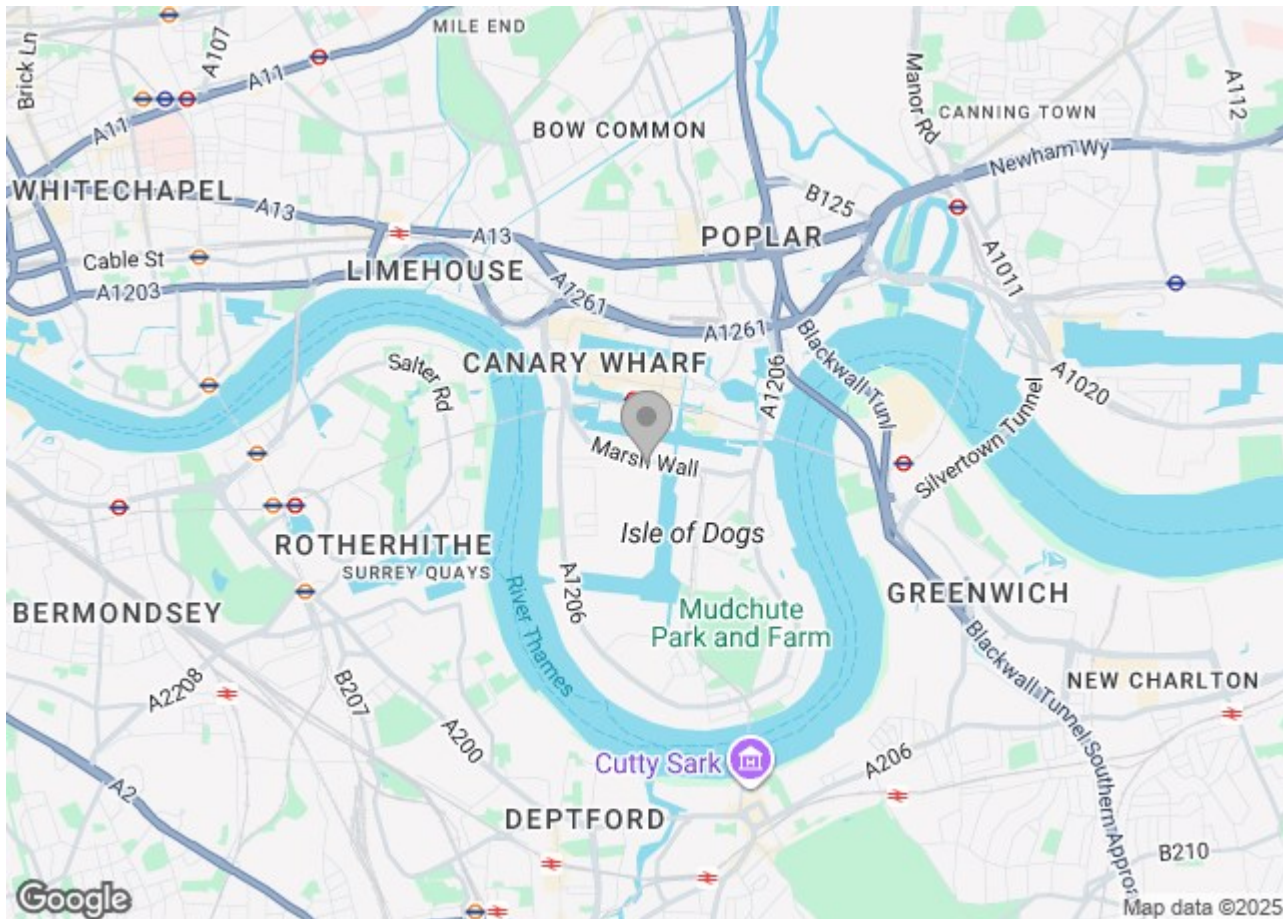
To check broadband and mobile phone coverage please visit Ofcom

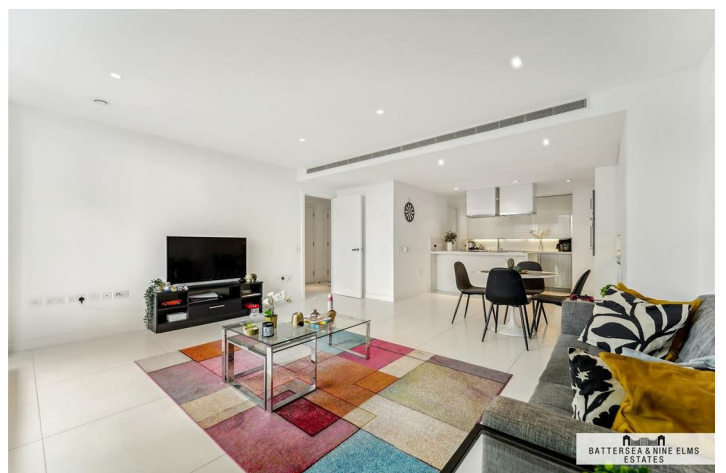
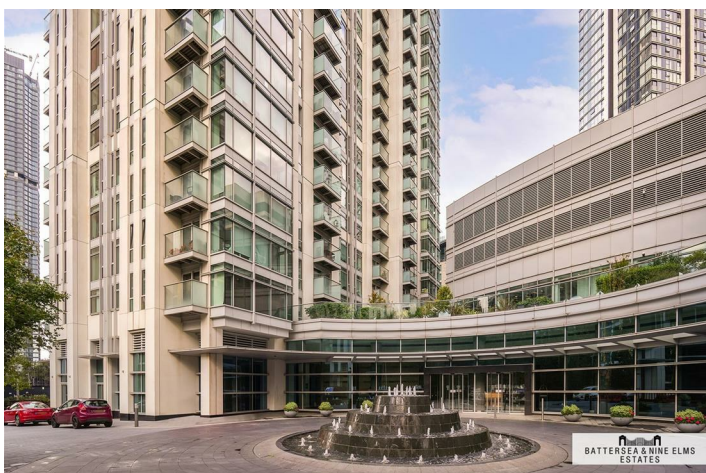
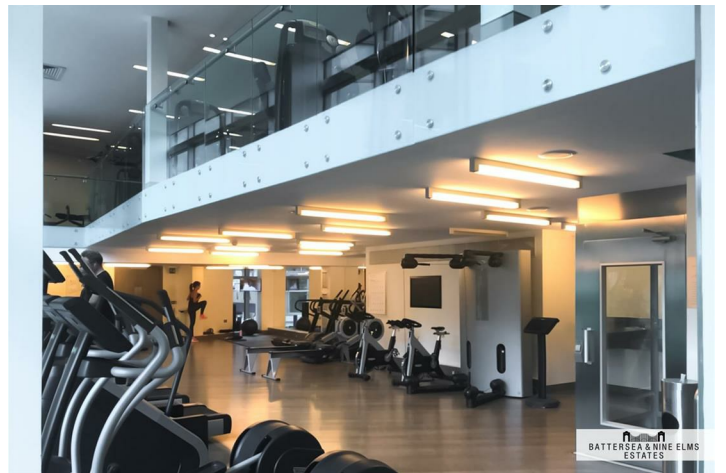
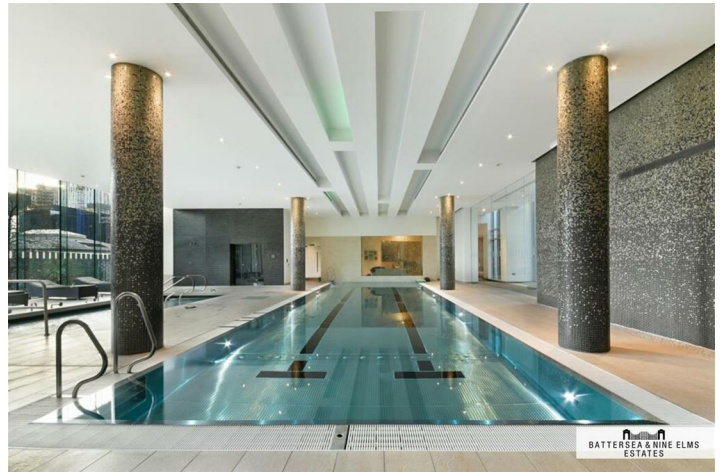
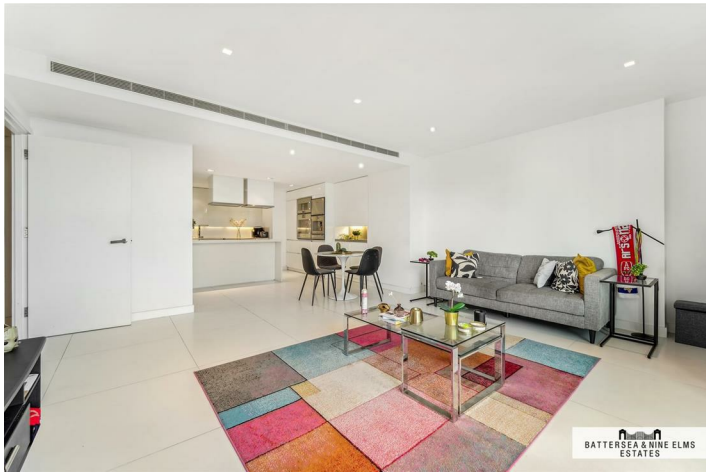
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control

Pan Peninsula Square London



- 1 Bedroom, 1 Luxury Bathrooms. Size: 866sq.ft
- South West Facing | Dual Aspect
- Moments from SQP DLR, Canary Wharf Underground Station and the Queen Elizabeth Crossrail Line
- Secure Valet Parking
- Exclusive Residents Gym, Swimming Pool, Screening Room
- Open Plan Reception with Smart Integrated Kitchen
- 24 hr Concierge

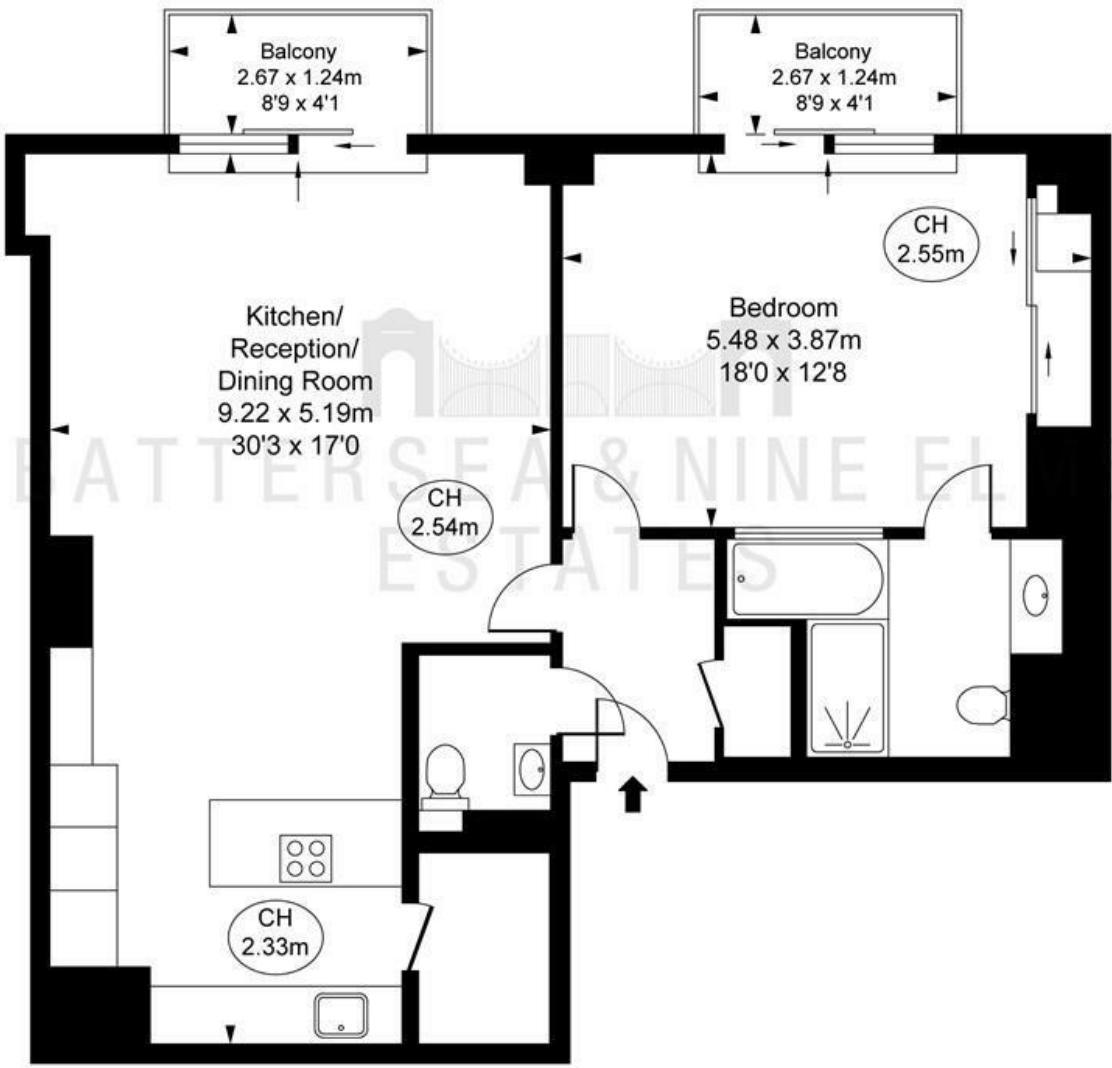




West Tower,
Pan Peninsula Square, E14

Approximate Gross Internal Area
80.48 sq m / 866 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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	