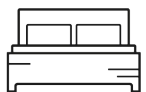




1 Pan Peninsula Square

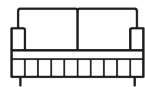
2



2



1



£575,000

Apartment - null

Size - 802.00 sq ft

Deposit -

null -

Council Tax Band - G

1 Pan Peninsula Square, London, E14 9HG

£575,000

Bright and spacious two double bedroom apartment on a high floor and located in the prestigious Pan Peninsula development. Comprising two double bedrooms, two luxury bathrooms (both en-suite), open plan reception with a modern kitchen. Located few moments from the heart of London's fastest growing business district, Pan Peninsula is incredibly well connected with direct access to South Quay DLR station, 5 minutes to Canary Wharf Underground Station 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 and valet parking.

Electricity supply – Mains, Water supply – Mains, Sewerage – Mains, Heating – Comfort heating & cooling
 To check broadband and mobile phone coverage please visit Ofcom <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
 EPC Rating: B
 Council Tax Band: G – Tower Hamlets
 Access: Lift Access
 Cladding: Safe – EWS1 Available

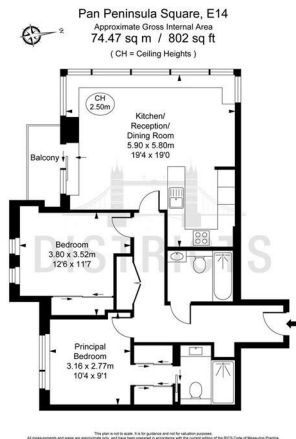
Leasehold: Approx 983 years | Service Charge: £12,300pa / Ground Rent: Approx £450pa

Key Information

- 2 Bedroom, 2 Luxury Bathrooms (both en-suite)
- Secure Valet Parking
- South Facing Views
- Open Plan Reception with Smart Integrated Kitchen
- South West Facing | Dual Aspect
- Exclusive Residents Gym, Swimming Pool, Screening Room
- 24 hr Concierge
- Moments From SQP DLR, Canary Wharf Underground Station and the New Queen Elizabeth Crossrail Line



Floorplan



EPC CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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