

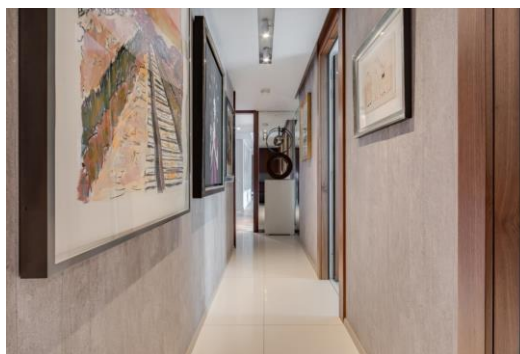


Pan Peninsula Square

London, E14

Asking Price £1,250,000

A luxury 36th floor 2 bedroom (plus study) 2 bathroom premier apartment in the sought-after Pan Peninsula development in the heart of South Quay. The property boasts a huge South-facing reception room with towering views down the dock to Greenwich.



Pan Peninsula Square

London, E14

- 1530sq ft 36th floor 2 bedroom (plus study) 2 bathroom apartment with 3 balconies.
- High specification internal finish with premium quality Gaggenau appliances.
- Lutron lighting & electronic curtain control system.
- South / East-facing dual aspect with floor-to-ceiling windows throughout.
- Exceptional on-site facilities inc: 24hr concierge, residents' gym, pool & cinema.
- Valet parking included; offered chain-free.



A luxury 36th floor 2 bedroom (plus study) 2 bathroom premier apartment in the sought-after Pan Peninsula development in the heart of South Quay. The property boasts floor-to-ceiling windows throughout, offering an abundance of natural light, a bright, high specification interior finish. The huge, dual-aspect, South-facing reception room is perfect for entertaining, & offers towering views down the dock to Greenwich. Additionally, the apartment has been upgraded with a Lutron lighting & curtain remote control system, an eco-ethanol fireplace in the living room, an abundance of shelving & storage units, & new doors throughout.

The internal finish is predominantly white: with "mountain snow" stone floor tiling throughout (except the primary bedroom & study, which utilises white oak parquet flooring), fully-fitted kitchen with white technical stone countertops, Gaggenau appliances, & a large breakfast / dining area. The main bedroom is complete with deluxe en suite bathroom (with separate walk-in shower & bath) which has been refurbished recently to a high standard, & additionally benefits from an adjoining study or dressing room. The guest bathroom is finished in Maron Cohiba granite, & "bianco assoluto" technical stone.

Pan Peninsula boasts superior on-site facilities, including: 24hr concierge, a 16m swimming pool, jacuzzi pool & sauna, a large & well-equipped gym set over 2 levels & approximately 5000sq ft & a private residents' cinema. The development is located within 50m of South Quay DLR station for easy access to Canary Wharf, The City, Stratford & City Airport. Additionally, the development is located within 650m of Canary Wharf Jubilee Line station, & within 1km of the new Elizabeth Line station at Canary Wharf for superfast access to Liverpool St, West End, Paddington, & Heathrow Airport beyond.

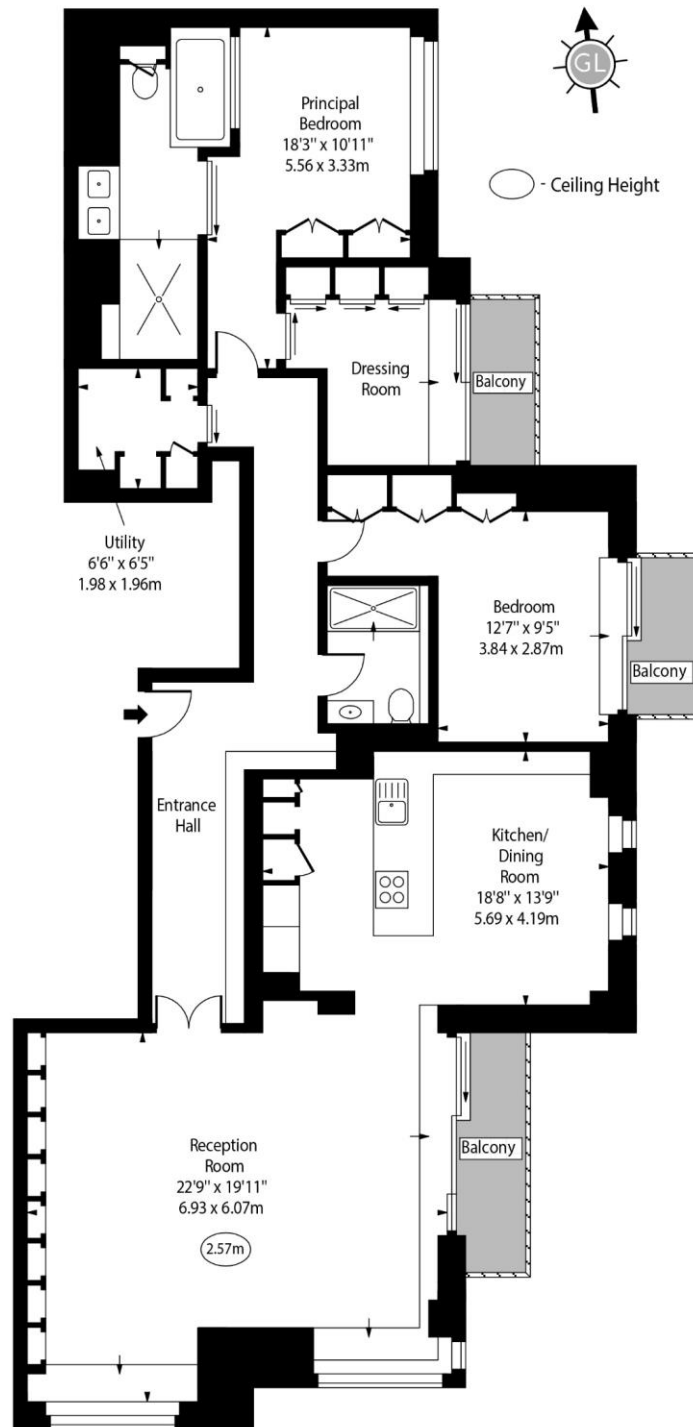
The property comes with valet parking included. Offered chain-free.

Tenure:	Leasehold – 981 years remaining approx.
Service Charge:	£23,937pa approx.
Ground Rent:	£750pa
Local Authority:	Tower Hamlets
Council Tax Band:	H

Chestertons Canary Wharf & Greenwich Sales

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Pan Peninsula Square, E14



Thirty Sixth Floor

Approx Gross Internal Area 1530 Sq Ft - 142.14 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
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