



# Pan Peninsula Square

London, E14

Asking Price £325,000

An 8th floor studio apartment with an East-facing aspect. Located in the Pan Peninsula development, right in the heart of South Quay.



# Pan Peninsula Square

## London, E14

- 8th floor Studio Apartment.
- Exceptional location in the heart of South Quay.
- Located within 750m of Canary Wharf.
- 24hr Concierge; Residents' Gym, 16m Pool Cinema Facilities.
- EWS1 compliant.



Pan Peninsula set a very high bar for luxury Canary Wharf residential developments when it was completed in 2009, setting the standard for all subsequent developments to follow: oft-emulated, rarely surpassed.

Pan Peninsula boasts exceptional on-site facilities, including: 24hr concierge, a 16m swimming pool, jacuzzi pool & sauna, a superior gym set over 2 levels & approximately 5000sq ft, 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 convenient links to the West End, & beyond.

**Tenure:** Leasehold 981 years

**Service Charge:** £3,833 pa approx.

**Ground Rent:** £400 pa. Doubling every 25th anniversary of the date the Lease

**Local Authority:** Tower Hamlets

**Council Tax Band:** E

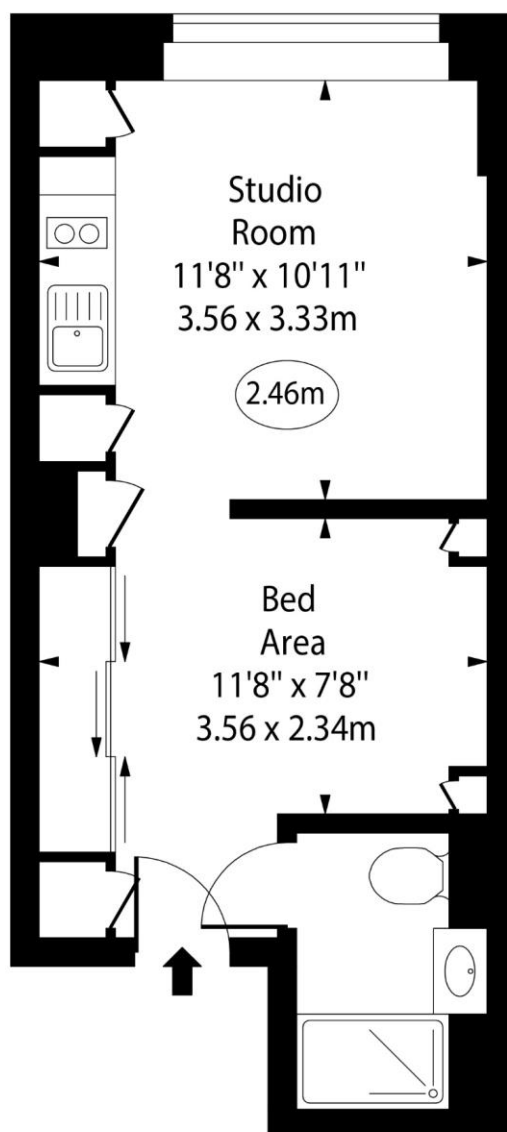
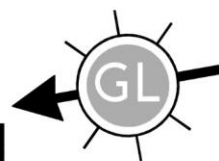
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons Canary Wharf & Greenwich Sales*

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# Pan Peninsula Square, E14

○ - Ceiling Height



Eighth Floor

Approx Gross Internal Area      287 Sq Ft - 26.66 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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