

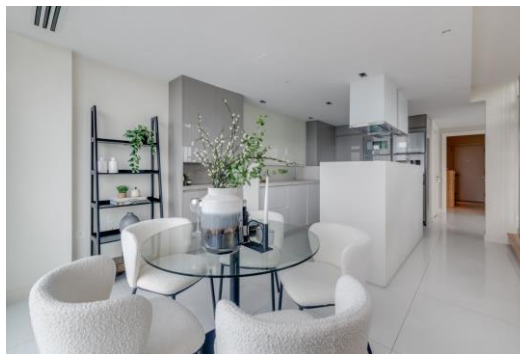


Pan Peninsula Square

London, E14

Asking Price £1,100,000

A statement duplex apartment in one of Canary Wharf's most prestigious developments: Pan Peninsula. Extending to 1585sq ft & offering an auspicious South/Westerly aspect for maximal natural light, & offering 2 bedrooms 2 bathrooms & valet parking.



Pan Peninsula Square

London, E14

- 1585sq ft 42nd/43rd floor duplex 2 bedroom 2 bathroom premier apartment.
- Towering views; floor-to-ceiling windows; 2 balconies.
- Exceptional residents' facilities: 24hr concierge, gym, pool & cinema on-site.
- Excellent location next to South Quay DLR station.
- Close to Canary Wharf & all amenities, Jubilee & Elizabeth Line stations.
- Valet parking for 1 vehicle is included.
- Universally-acceptable EWS1 rating.
- The holding company can also be sold for tax-efficiency [the property is its sole asset].



A prestige & statement duplex 'premier apartment' situated on the 42nd & 43rd floors in the East Tower of the Pan Peninsula development, one of Canary Wharf's most revered resort 'lifestyle' developments. This spectacular apartment boasts approximately 1585sq ft spread over 2 floors & features 2 balconies offering stunning views over the London Skyline. Situated on the 42nd floor is a contemporary & highly specified kitchen along with a spacious reception area, featuring double height ceilings & the 1st of 2 terrace balconies, offering breath-taking panoramic views over the Isle of Dogs, the River Thames, down to Greenwich & the London City skyline. Situated on the South West side of the tower, this particular apartment offers exceptional natural light & views which can be enjoyed from all primary rooms. On the 43rd floor, accessed via a glamorous open staircase you will find the gallery/study area featuring a further balcony & the two superb double bedrooms, both with en suite bathrooms.

Pan Peninsula is regarded as one of Europe's most luxurious developments, where the facilities on offer include a private cinema, a luxurious 'residents only' health suite comprising gymnasium, Jacuzzi, sauna & swimming pool. To complete the picture, residents also have the use of a business centre, a very convenient 'on site' restaurant, 24 hour concierge & valet parking. Located enviably close to both the Canary Wharf Estate, with its abundance of bars, restaurants & entertainment & local transport links including Canary Wharf Station (Jubilee Line & Elizabeth Line, & DLR) & South Quay DLR station for travel to & from the City, Central London & beyond. Universally acceptable EWS1 rating. Offered chain-free.

N.B. The property is the solely-owned asset of an SPV holding company. The company (& therefore necessarily the property) could be purchased by a buyer instead of the property itself, for tax-efficiency. Potential purchasers should take their (suitably-qualified) solicitor's advice in this regard.

Tenure:	Leasehold – 980 years remaining approx.
Service Charge:	£22,945pa approx
Ground Rent:	£750pa doubling every 25 years for the 1st 100 years of the term
Local Authority:	Tower Hamlets
Council Tax Band:	H

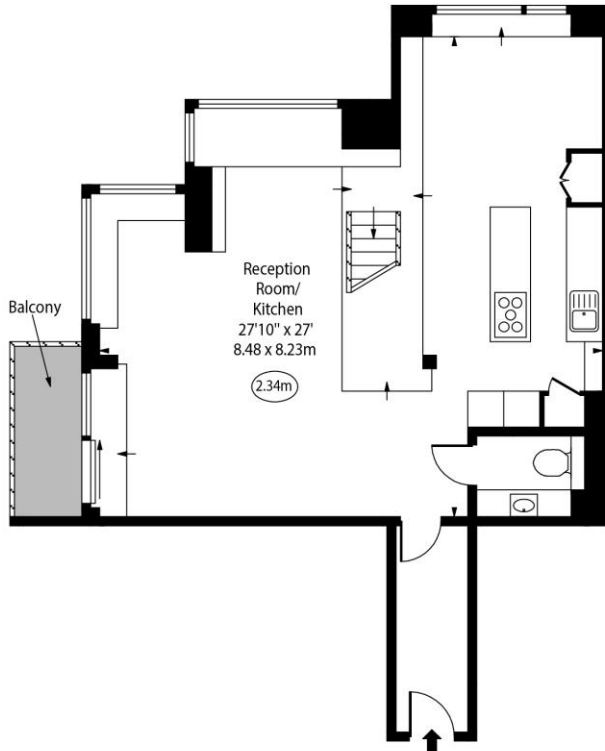
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Canary Wharf & Greenwich Sales

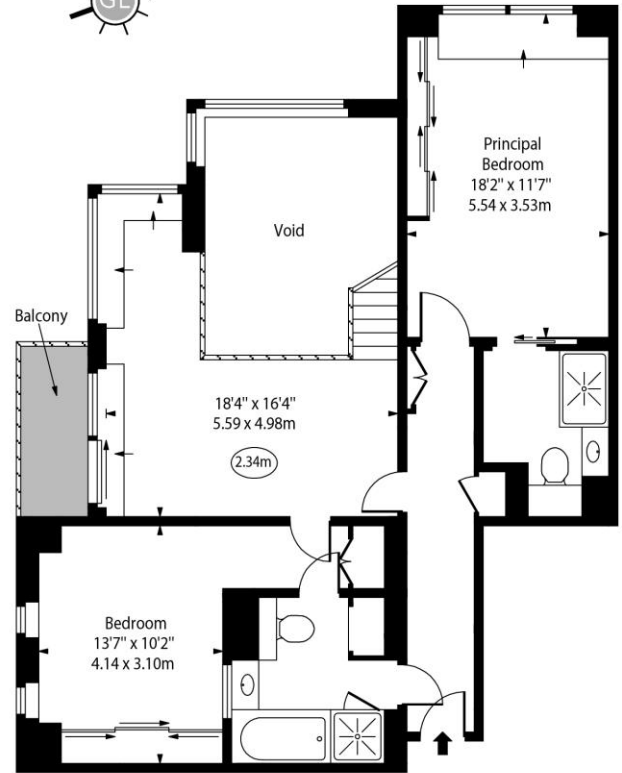
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 28 Harbour Exchange Square
 London
 E14 9GE
canarywharf@chestertons.co.uk
 020 7510 8300
chestertons.co.uk

Pan Peninsula Square, E14

○ - Ceiling Height



Fourty Second Floor



Fourty Third Floor

Approx Gross Internal Area 1585 Sq Ft - 147.24 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
 Ref. No. 025905K

