

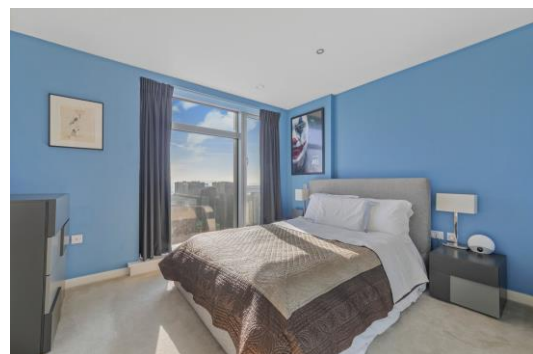
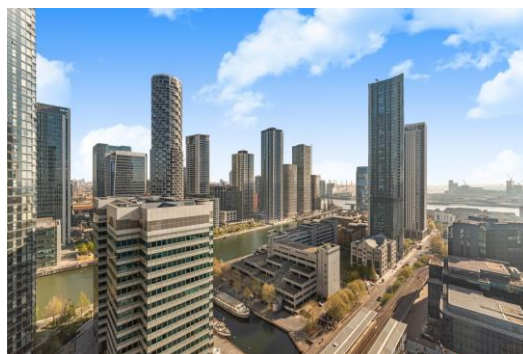


# Pan Peninsula Square

London, E14

Asking Price £700,000

A bright & spacious 27th floor 2 bedroom 2 bathroom in excellent internal condition in the sought-after Pan Peninsula development located in the heart of South Quay. Unrivalled on-site facilities & an extremely convenient location are on offer.



# Pan Peninsula Square

## London, E14

- 872sq ft 27th floor 2 bedroom 2 bathroom apartment with balcony.
- Spacious dual-aspect reception room with floor-to-ceiling windows.
- Iconic Canary Wharf views & towards The River Thames.
- Superior on-site facilities include: 24hr concierge, private cinema & business centre.
- 4000+sq ft residents' gym, 16m swimming pool, Jacuzzi pool & sauna.
- Excellent location next to South Quay DLR & within 600m of Canary Wharf Jubilee Line station.





An 872sq ft, 27th floor, 2 bedroom 2 bathroom apartment with floor-to-ceiling windows throughout, in Ballymore's prestigious Pan Peninsula development in the heart of South Quay. This apartment is the largest type of 2 bedroom apartment available in the development, the East-facing apartments (18th to 37th floors) in the East Tower also have the additional benefit of being directly next to the dock which means that their views are the most protected in the development. This particular apartment possesses a North & Easterly aspect which affords views North to Canary Wharf, & East over the dock, & to The River Thames, O2 Centre & Thames Barrier beyond.

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.

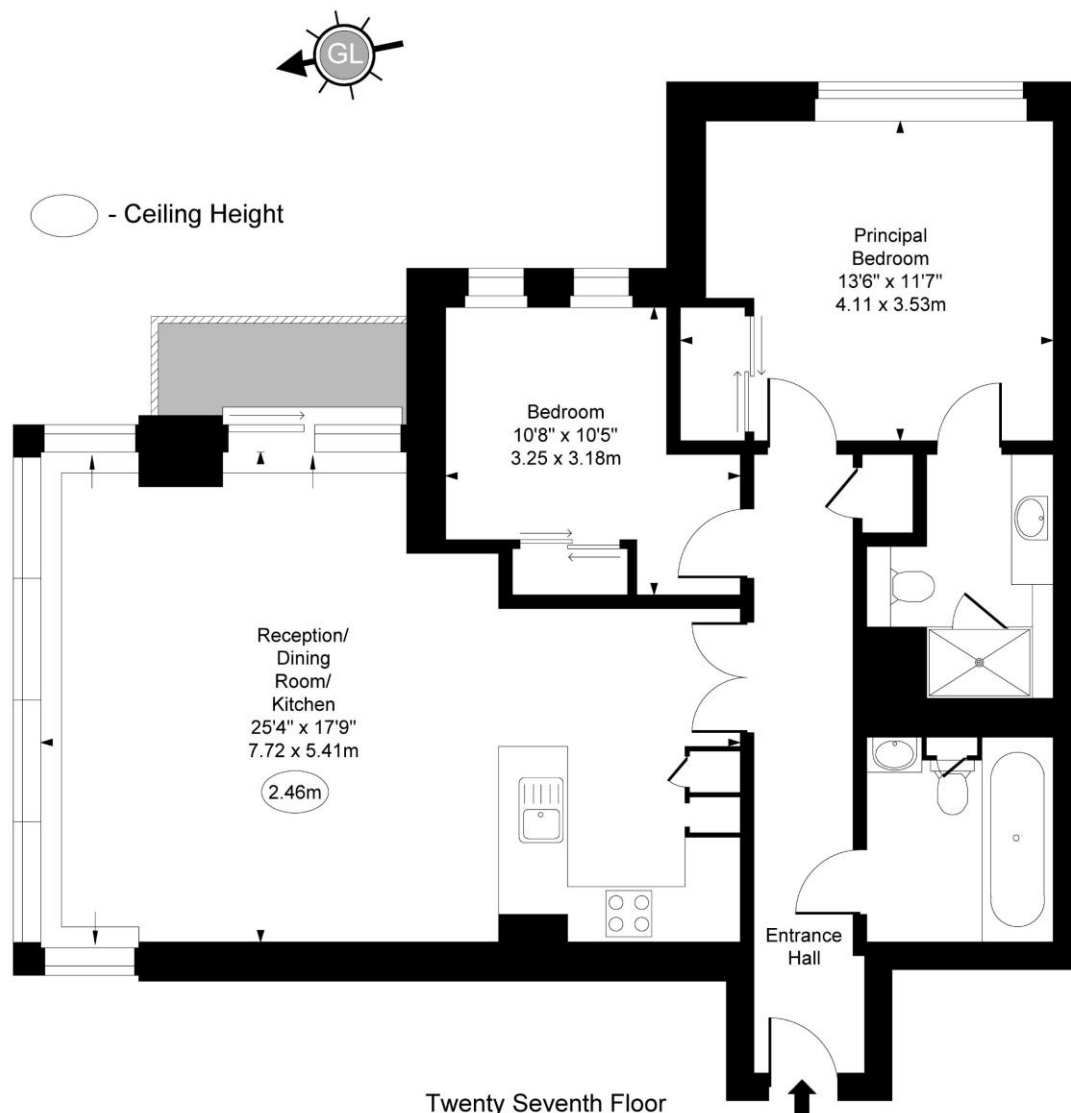
<b>Tenure:</b>	Leasehold – 980 years remaining approx.
<b>Service Charge:</b>	£11,750pa approx.
<b>Ground Rent:</b>	£750pa doubling every 25th anniversary of the commencement date
<b>Local Authority:</b>	Tower Hamlets
<b>Council Tax Band:</b>	G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)	82	82
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Canary Wharf & Greenwich Sales*

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# Pan Peninsula Square, E14



Approx Gross Internal Area 872 Sq Ft - 81.01 Sq M

For Illustration Purpose Only - Not To Scale

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

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