



Pan Peninsula Square

London, E14

Asking Price £400,000

A larger than average West-facing 1 bedroom apartment in the prestigious Pan Peninsula development in the heart of South Quay. The apartment benefits from a larger than average double bedroom with dual wardrobes & balcony access. Offered chain-free.

CHESTERTONS



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- 3rd floor 533sq ft 1 bedroom apartment with balcony.
- West-facing overlooking the fountain.
- Prestigious residential development in the heart of South Quay.
- 24hr concierge; residents' gym; 16m pool; cinema.
- Next to South Quay DLR station & all amenities.
- Walking distance to Canary Wharf.
- Offered chain-free.



This West-facing 1 bedroom apartment is the largest configuration of 1 bedroom apartment in the East Tower of the prestigious Pan Peninsula development in the heart of South Quay. The apartment benefits from a larger than average double bedroom with dual wardrobes & balcony access, & an open-plan reception room with floor-to-ceiling windows & a good-sized balcony.

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.

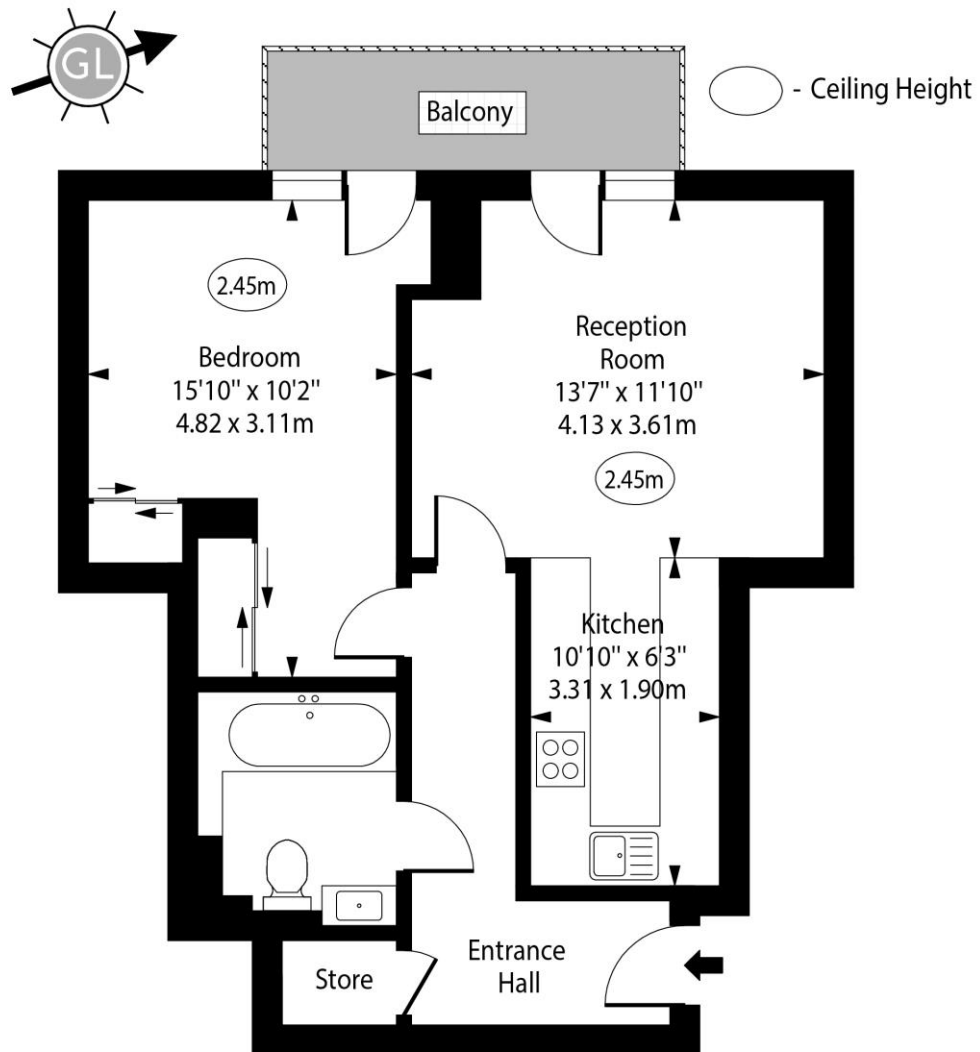
Tenure:	Leasehold – 980 years remaining approx.
Service Charge:	£6,000pa approx.
Ground Rent:	£500pa doubling every 25th anniversary from Commencement Date
Local Authority:	Tower Hamlets
Council Tax Band:	F

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Third Floor

Approx Gross Internal Area 533 Sq Ft - 49.52 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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