



Pan Peninsula Square

London, E14

Asking Price £1,100,000

A luxury 37th 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. Valet parking included. Offered chain-free.



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- 1546sq ft 37th floor 2 bedroom (plus study) 2 bathroom apartment with balconies.
- High specification internal finish with high quality appliances.
- 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 37th 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.

The internal finish is predominantly white: with "mountain snow" stone floor tiling throughout (except bedrooms, which are carpeted), 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), & additionally benefits from an adjoining study or dressing room. The bathrooms are 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.

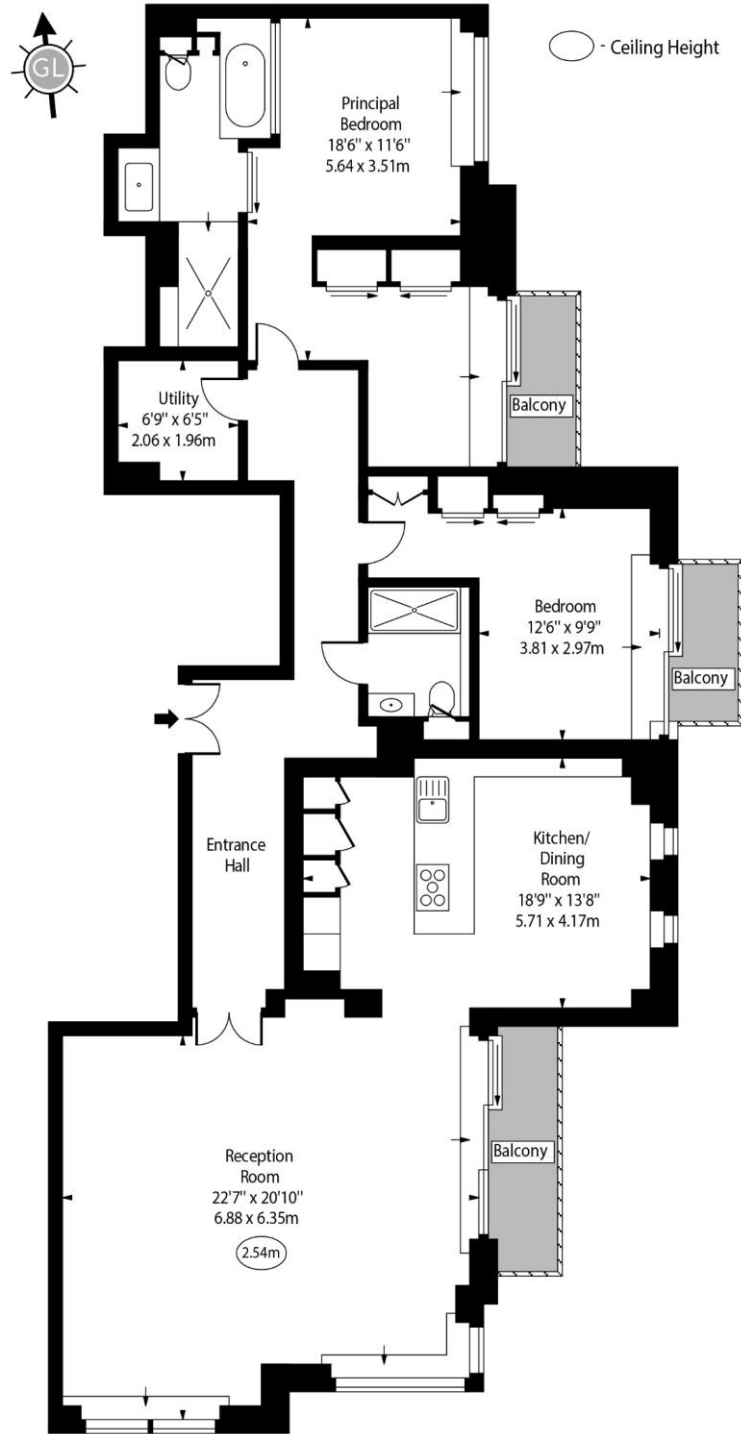
Tenure:	Leasehold – 982 years remaining approx.
Service Charge:	£22,915pa approx.
Ground Rent:	£750pa
Local Authority:	Tower Hamlets
Council Tax Band:	H

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B	87	87
(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		

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Thirty Seventh Floor

Approx Gross Internal Area 1546 Sq Ft - 143.62 Sq M

For Illustration Purposes Only - Not To Scale

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