



# 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.



# Pan Peninsula Square

## London, E14

- 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.

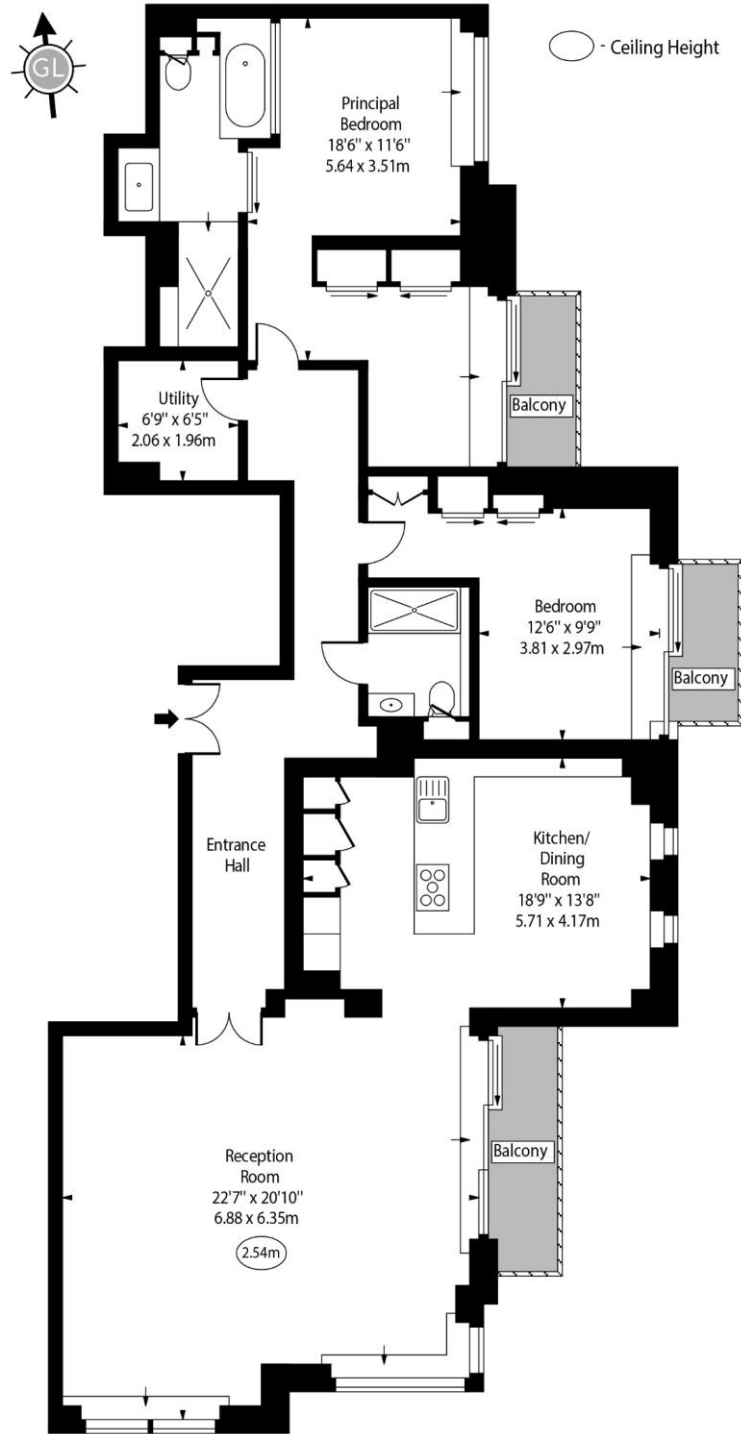
<b>Tenure:</b>	Leasehold – 982 years remaining approx.
<b>Service Charge:</b>	£23,934pa approx.
<b>Ground Rent:</b>	£750pa
<b>Local Authority:</b>	Tower Hamlets
<b>Council Tax Band:</b>	H

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(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

Harbour Island  
 28 Harbour Exchange Square  
 London  
 E14 9GE  
[sales.docklands@chestertons.co.uk](mailto:sales.docklands@chestertons.co.uk)  
 020 7510 8300  
[chestertons.co.uk](http://chestertons.co.uk)

# Pan Peninsula Square, E14



Thirty Seventh Floor

Approx Gross Internal Area 1546 Sq Ft - 143.62 Sq M

For Illustration Purposes Only - Not To Scale

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

Ref. No. 020123K

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable