



Pan Peninsula Square

London, E14

Offers in excess of £400,000

A superb 9th floor dual-aspect, South & East facing, 1 bedroom apartment in the East Tower of the prestigious Pan Peninsula development. Featuring floor-to-ceiling windows throughout & excellent direct dock views. Offered chain-free.

CHESTERTONS



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- 9th floor 480sq ft dual-aspect 1 bedroom apartment.
- South & East-facing with direct dock views.
- 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.
- Offered chain-free.



A superb 9th floor dual-aspect, South & East-facing, 1 bedroom apartment in the East Tower of the prestigious Pan Peninsula development. The apartment boasts excellent natural light, floor-to-ceiling windows throughout & excellent direct dock views. There are only 24 of this particular style of 1 bedroom apartment in the entire development, of which only 12 are South-facing, therefore, this apartment is one for the Pan Peninsula connoisseur.

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.

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.

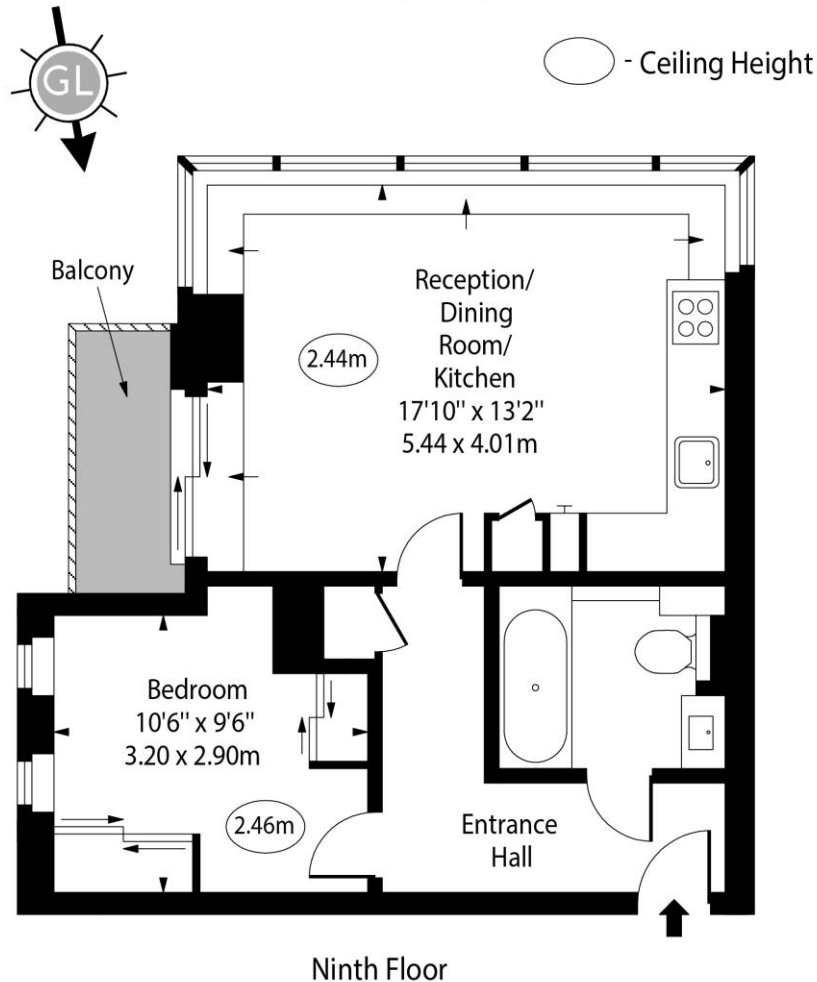
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|--------------------------|--|
| Tenure: | Leasehold – 980 years remaining approx. |
| Service Charge: | £6,525 pa approx. |
| Ground Rent: | £500pa doubling every 25 years for the 1 st 100 years of the term |
| Local Authority: | Tower Hamlets |
| Council Tax Band: | F |

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 C | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Approx Gross Internal Area 480 Sq Ft - 44.59 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. Not To Scale.

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