



**Flat 1081 1 Pan Peninsula Square, London, E14 9HG**

**Asking price £500,000**

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Great Views | Comfort Cooling | Bright Interiors | Contemporary Finish | Residents' Gym | 24 Hour Concierge | Variety of Restaurants | Spacious | Smart Integrated Kitchen | Fitted Wardrobes

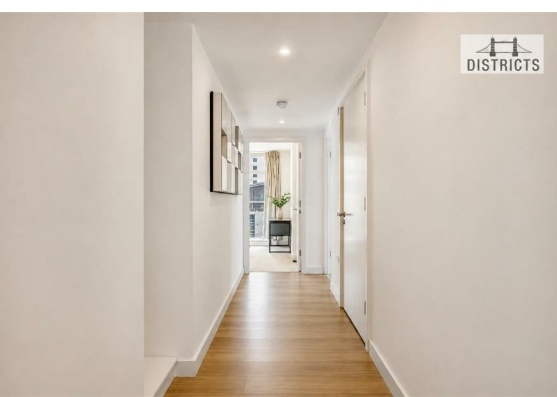
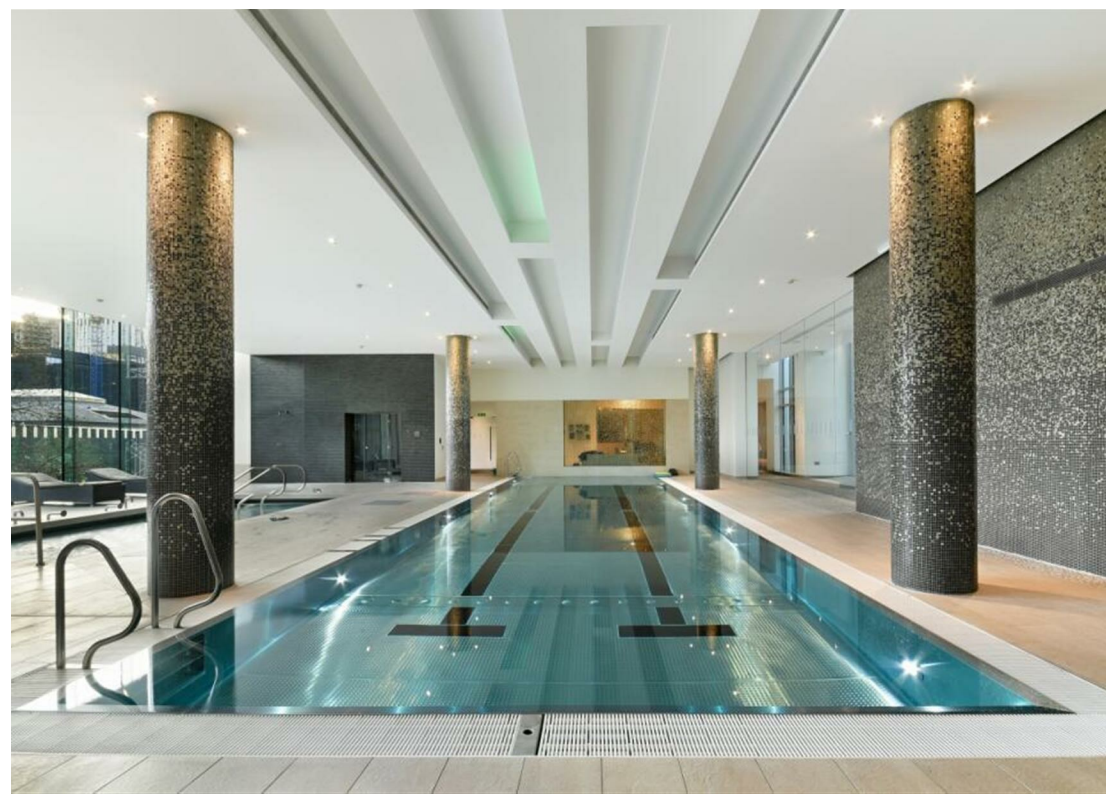
Spacious two double bedroom apartment on a high floor and located in the prestigious Pan Peninsula building. Comprising two double bedrooms, two bathrooms, open plan reception / dining and located few moments from the heart of London's fastest growing business district, Pan Peninsula is incredibly well connected with direct access to South Quay DLR station, 5 minutes to Canary Wharf Underground Station and Crossrail (The Elizabeth Line). Residents enjoy a luxury city lifestyle as they immerse themselves in what Pan Peninsula has to offer, providing fantastic facilities including a state-of-the-art gym, a swimming pool, screening room and 24 hr Concierge Service. Photos digitally dressed.

Leasehold: 980 years  
Ground rent amount: £750pa Approx.  
Review period: Ask agent  
Service charge amount: £11,140pa Approx.  
Review period: Ask Agent  
Council tax band: G – Tower Hamlets

Electricity supply – Mains | Heating & Cooling – Mains | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Cert. Ask Agent | Parking: No

To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control

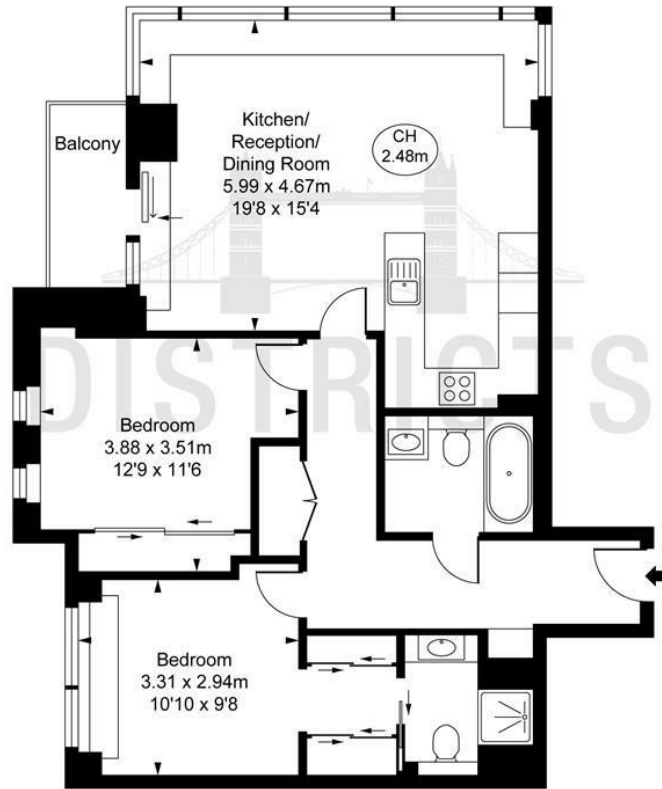




# Pan Peninsula Square, E14

Approximate Gross Internal Area  
76.63 sq m / 825 sq ft

( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.