



2510 Pan Peninsula 1 Pan Peninsula Square, London, E14
9HJ

 0  1  1  B



A stylish and well-proportioned studio apartment set within the iconic Pan Peninsula development in the heart of Canary Wharf. This bright apartment offers a smart open-plan layout with floor-to-ceiling windows, allowing for excellent natural light and far-reaching views towards the Docklands and City skyline. The property includes a modern fitted kitchen with integrated appliances, generous built-in storage, a contemporary bathroom, and access to a private balcony.

****Photos of the bedroom have been digitally dressed for marketing purposes.**

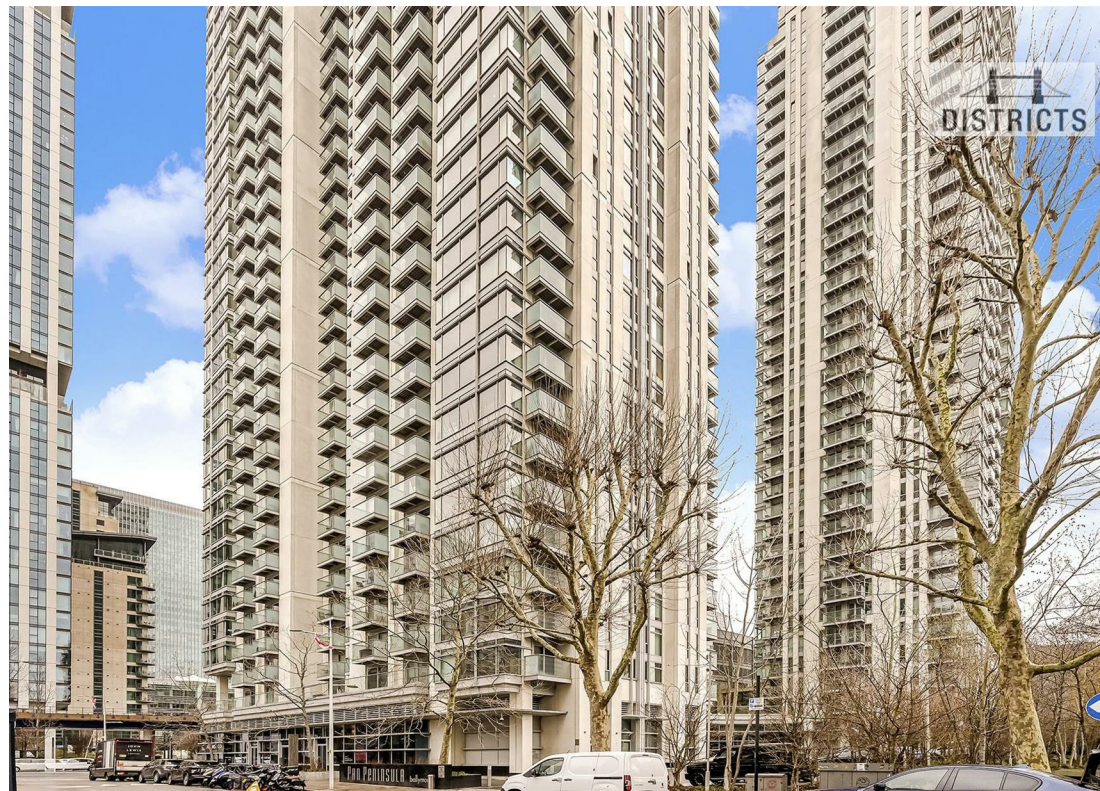
Residents benefit from exclusive on-site facilities including a fully equipped gym, swimming pool and spa area, private cinema, business lounge, and 24-hour concierge. Conveniently positioned within walking distance of Canary Wharf's shops, restaurants and transport links, including South Quay DLR station.

Leasehold: 980 years
 Ground rent amount: £400 p/a
 Review period: Ask agent
 Service charge amount: Approx. £4,431.94 p/a
 Council tax band: E – Tower Hamlets
 EPC rating: B

Electricity supply – Mains | Heating – Insite Energy | Water Supply & Sewerage – Mains | Lift Access | Parking: No | EWS1: Ask Agent

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,
Pan Peninsula Square, E14
Approximate Gross Internal Area
29.72 sq m / 320 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	86	87
(69-80) C		
(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

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