



# Pan Peninsula Square

London, E14

Asking Price £475,000

An 806sq ft 32nd floor 2 bedroom 2 bathroom apartment in the West Tower of the iconic Pan Peninsula development. The property benefits from great natural light via the floor-to-ceiling windows, & boasts towering views of the Canary Wharf skyline.

**CHESTERTONS**



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London, E14

- 806sq ft 32nd floor 2 bedroom 2 bathroom apartment with balcony.
- Floor-to-ceiling windows throughout; North / Western aspect.
- Exceptional on-site facilities inc: 24hr concierge, gym, pool & residents' cinema.
- Great location just South of Canary Wharf, & next to South Quay DLR station.
- Valet parking included; offered chain-free.



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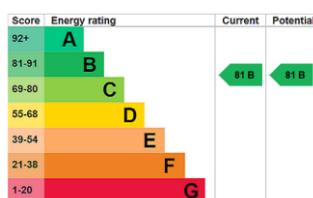
Pan Peninsula is regarded as one of Europe's most luxurious developments, where the facilities on offer include a private cinema, a luxurious 'residents only' health suite comprising gymnasium, Jacuzzi, sauna & swimming pool. To complete the picture, residents also have the use of a business centre, 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.

Valet parking included. Offered chain-free.

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|--------------------------|---|
| <b>Tenure:</b>           | Leasehold – 979 years remaining approx. |
| <b>Service Charge:</b>   | £12,000pa approx.                       |
| <b>Ground Rent:</b>      | £750pa                                  |
| <b>Local Authority:</b>  | Tower Hamlets                           |
| <b>Council Tax Band:</b> | G                                       |



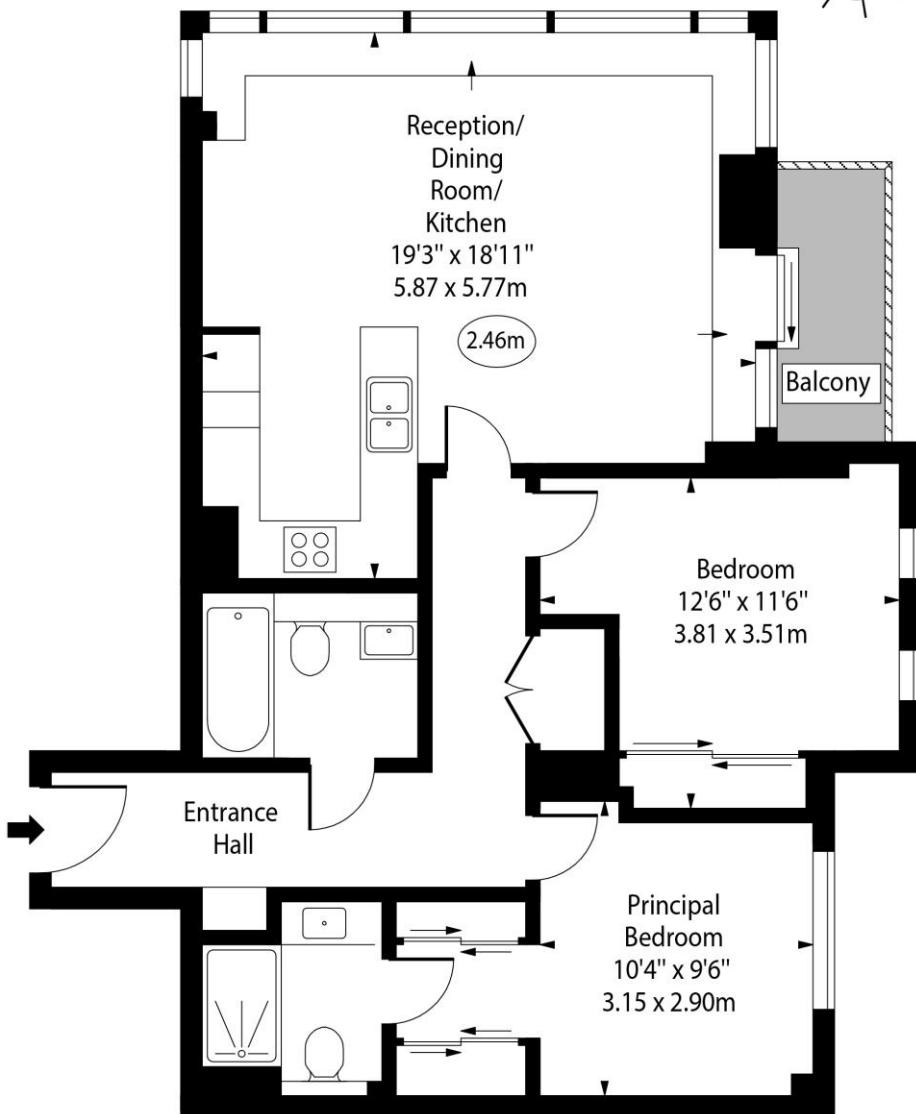
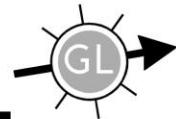
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# Pan Peninsula Square, E14

○ - Ceiling Height



Thirty Second Floor

Approx Gross Internal Area 806 Sq Ft - 74.88 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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