



Flat 9002 1 Pan Peninsula Square, London, E14 9HG

Guide price £275,000

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This bright and modern Studio apartment approximately 367 sq ft within the prestigious Pan Peninsula development. Comprising a spacious double bed space which also transforms into a dining area with excellent storage, luxury bathroom, open plan reception with an integrated kitchen. Located few moments from the heart of London's fastest growing business district at South Quay DLR, Pan Peninsula is incredibly well connected with access to Canary Wharf Underground and Crossrail (The Elizabeth Line).

*Photos have been digitally dressed for marketing purposes.

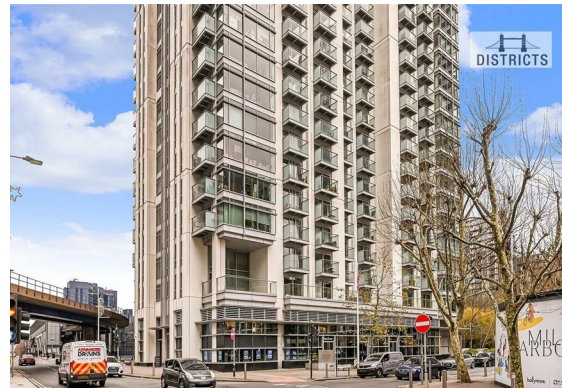
Residents enjoy a luxury city lifestyle as they immerse themselves in what this central London location has to offer, providing fantastic facilities including a state-of-the-art gym, a swimming pool, screening room, 24 hr concierge service.

Approximately 980 years remaining on lease

Ground rent amount: Approx. £400pa
Ground rent review period: Ask agent
Service charge amount: Approx. £4,706pa
Service charge review period: Ask Agent
Council tax band: E (Tower Hamlets Council)

Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | EWS1 Certificate: 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

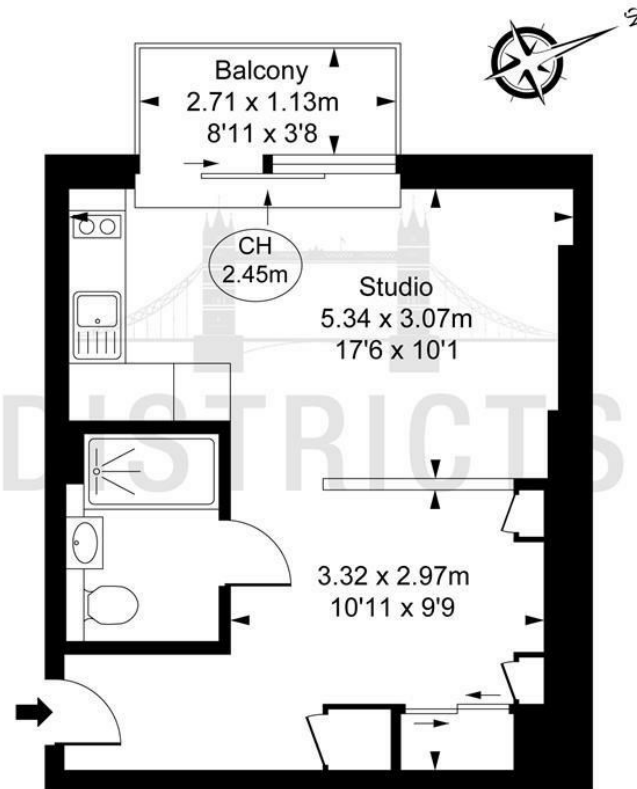





Pan Peninsula Square, E14

Approximate Gross Internal Area

(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		80	80
(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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