



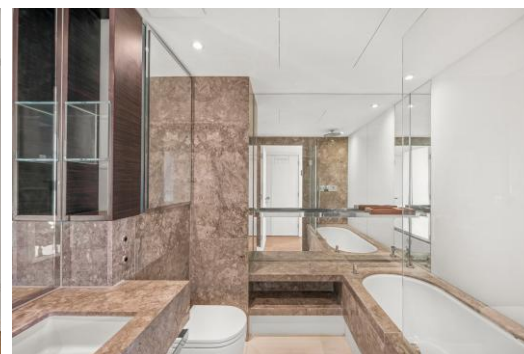
# Pan Peninsula Square

London, E14

Asking Price £375,000

A lovely 1-bedroom apartment offering dockside living with spectacular skyline and waterside surroundings.

**CHESTERTONS**



# Pan Peninsula Square

## London, E14

- 493sq ft 25th floor 1 bedroom apartment with balcony.
- Exceptional location in the heart of South Quay.
- Located within 750m of Canary Wharf.
- 24hr concierge; residents' gym, 16m pool, & cinema facilities.



This well-appointed 1 bed apartment combines contemporary design with high-quality finishes, featuring floor-to-ceiling windows that flood the living space with natural light and create an exceptional sense of space throughout. The apartment benefits from a stylish open-plan reception area and modern fitted kitchen with integrated appliances, ideal for both entertaining and everyday living. A private balcony provides the perfect setting to enjoy panoramic views across Canary Wharf, the Docklands and the London skyline. The generously proportioned bedroom is complemented by sleek modern bathrooms, comfort cooling, excellent storage and elegant interiors throughout. Residents of Pan Peninsula enjoy access to a superb range of exclusive lifestyle facilities including a 24-hour concierge service, residents' gymnasium, swimming pool, spa and sauna facilities, private cinema room, business lounge and beautifully maintained communal areas.

Ideally positioned moments from South Quay DLR station and within easy walking distance of Canary Wharf Underground and Elizabeth Line stations, the property offers outstanding connectivity across London, with fast access to Bank, London Bridge, the City, the West End and Heathrow Airport. The surrounding area offers an exceptional selection of amenities including waterfront restaurants, cafés, bars, supermarkets, gyms and the extensive retail and leisure facilities of Canary Wharf Shopping Centre. Residents are also within close proximity to scenic dockside walkways, Jubilee Park.

**Tenure:** Leasehold 979 years approx. remaining.

**Service Charge:** £6,620 pa approx. (incl. Reserve fund)

**Ground Rent:** £500 for the first 25 years of the Term such sum to double on every 25th anniversary of the Term for the first 100 years only.

**Local Authority:** Tower Hamlets

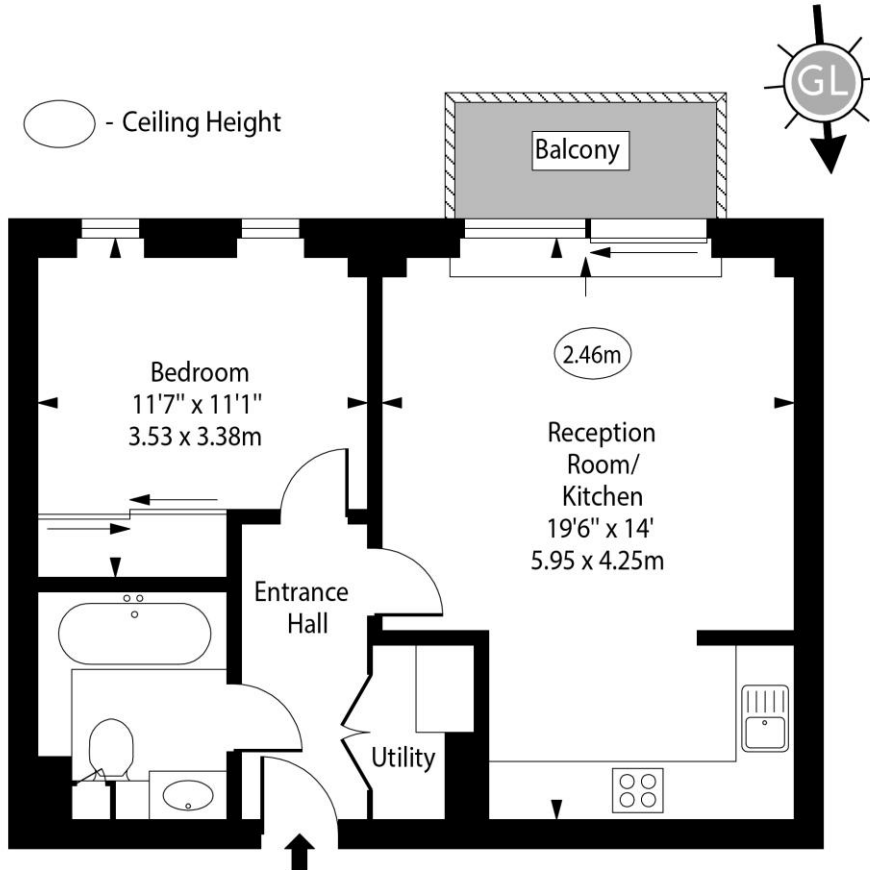
**Council Tax Band:** F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	81 B	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Canary Wharf & Greenwich Sales*

Harbour Island  
 28 Harbour Exchange Square  
 London  
 E14 9GE  
 canarywharf@chestertons.co.uk  
 020 7510 8300  
 chestertons.co.uk

## Pan Peninsula Square, E14



### Twenty Fifth Floor

Approx Gross Internal Area      493 Sq Ft - 45.80 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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