

Pan Peninsula Square

London, E14

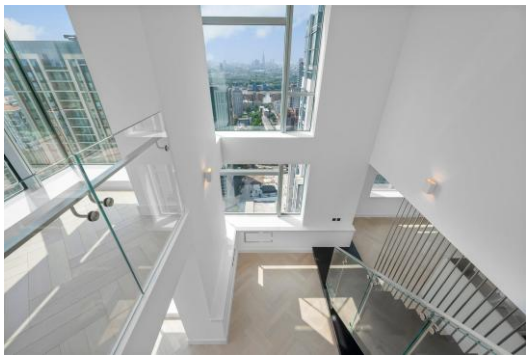
Asking Price £900,000

A statement duplex apartment in one of Canary Wharf's most prestigious developments: Pan Peninsula. Extending to 1590sq ft & offering an auspicious South/Westerly aspect for maximal natural light, & offering 2 bedrooms 2 bathrooms & valet parking for 2 cars. Offered chain-free.

CHESTERTONS









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- 1590sq ft 40th/41st floor duplex 2 bedroom 2 bathroom premier apartment.
- Immaculate condition throughout.
- Towering views; floor-to-ceiling windows; 2 balconies.
- Exceptional residents' facilities: 24hr concierge, gym, pool & cinema on-site.
- Excellent location next to South Quay DLR station.
- Close to Canary Wharf & all amenities, Jubilee & Elizabeth Line stations.
- Valet parking for 2 vehicles included.
- Universally-acceptable EWS1 rating.



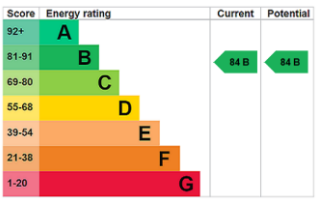
A prestige & statement duplex 'premier apartment' situated on the 40th & 41st floors in the East Tower of the Pan Peninsula development, one of Canary Wharf's most revered resort 'lifestyle' developments. This spectacular apartment boasts approximately 1590sq ft spread over 2 floors & features 2 balconies offering stunning views over the London Skyline. The property is presented in immaculate - "move-in" - condition throughout with a light-coloured wood herringbone flooring throughout the reception areas & kitchen.

Situated on the 40th floor is a contemporary & highly specified kitchen along with a spacious reception area, featuring double height ceilings & the 1st of 2 terrace balconies, offering breath-taking panoramic views over the Isle of Dogs, the River Thames, down to Greenwich & the London City skyline. Situated on the South West side of the tower, this particular apartment offers exceptional natural light & views which can be enjoyed from all primary rooms.

On the 41st floor, accessed via a glamorous open staircase you will find the gallery/study area featuring a further balcony & the two superb double bedrooms, both with en suite bathrooms.

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 & valet parking for 2 cars.

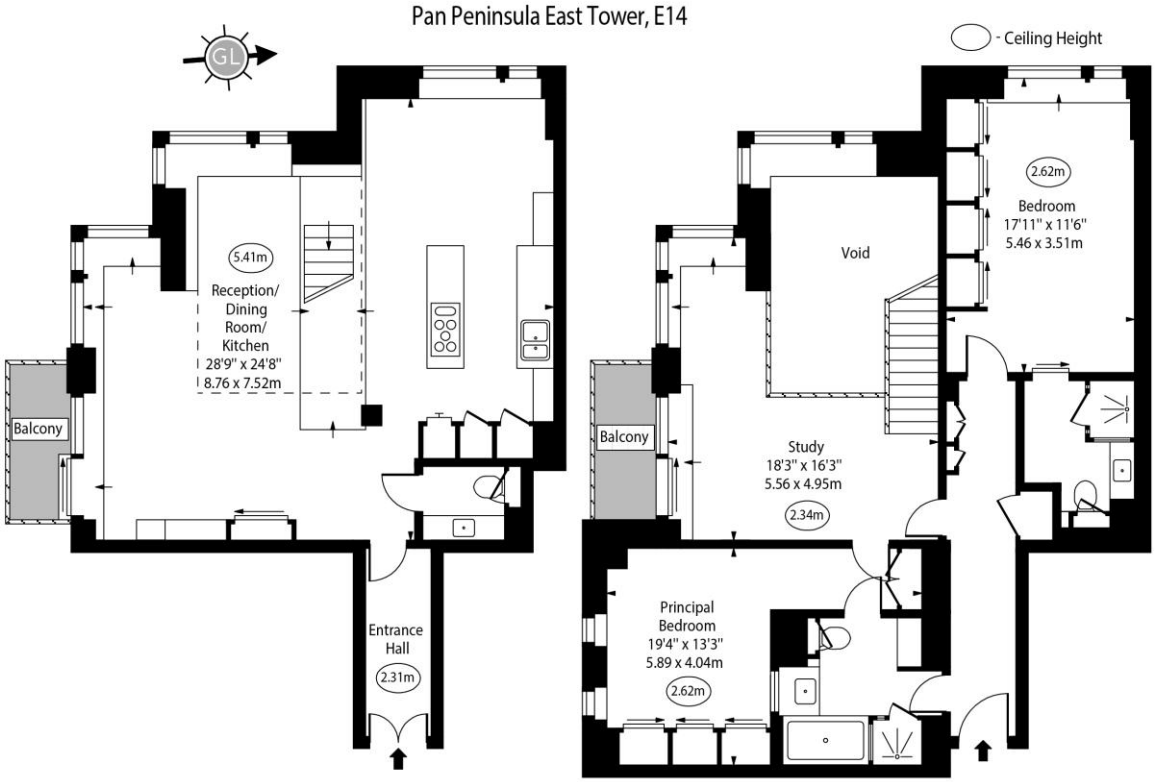
Tenure:	Leasehold – 980 years remaining approx.
Service Charge:	£26,226pa approx.
Ground Rent:	£750pa
Local Authority:	Tower Hamlets
Council Tax Band:	H



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Pan Peninsula East Tower, E14



Fortieth Floor

Forty First Floor

Approx Gross Internal Area 1590 Sq Ft - 147.71 Sq M

(Excluding Void)

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 IPMS 2. Not To Scale.
www.goldlens.co.uk
Ref. No. 028280M

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