



Pan Peninsula Square, South Quay, E14

Asking Price: £450,000

 Benham
& Reeves

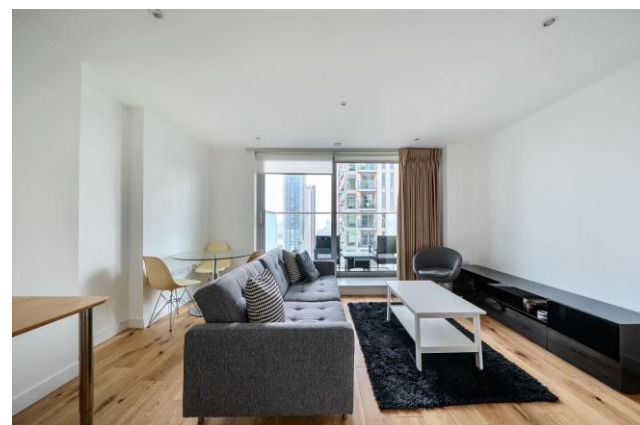
Pan Peninsula Square, South Quay, E14

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This bright and modern apartment is set on the 35th floor and is offered in immaculate decorative condition. The property boasts a large bedroom and a family bathroom. The spacious open-plan living room features floor-to-ceiling windows, providing the property with ample natural light. There is also a good-sized south-facing balcony offering panoramic views.

Pan Peninsula offers residents a wealth of private, exclusive on-site amenities, including a private high-definition cinema, a luxurious health suite comprising a swimming pool, a large jacuzzi, and a state-of-the-art gymnasium. The 24-hour concierge provides residents with excellent service and offers a high level of safety & security. Being on a premier floor, this apartment also has exclusive access to the Sky Lounge, Business Centre, conference room facilities, and library.

Located in the South Quay area, the residential hub of Canary Wharf. The property is within walking distance of Canary Wharf, offering a diverse range of shops, bars, and restaurants. South Quay DLR station provides direct trains to Bank station, making it an ideal location for professionals working in Canary Wharf and the City.



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Property Features:

- One Bedroom
- One Bathroom
- Private South-Facing Balcony
- 35th Floor
- 24-Hour Concierge
- Residents' Gym
- Swimming Pool
- Use of Sky Lounge & Business Centre

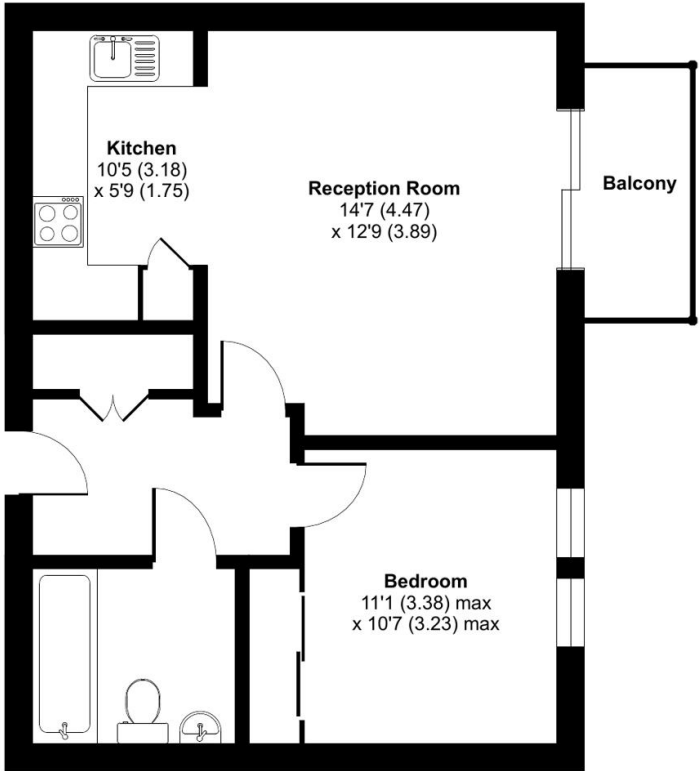


Pan Peninsula Square, South Quay, E14



Pan Peninsula Square, London, E14

Approximate Area = 490 sq ft / 45.5 sq m
For identification only - Not to scale



THIRTY SECOND FLOOR

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

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £450,000

Tenure: Leasehold
Expires 01/01/3006
Approximately 980 Years Remaining

Ground Rent: £500.00 (per annum)

Service Charge: £6,200.00 (per annum)

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH250240

T: 020 8036 3200

E: canarywharf.sales@benhams.com

W: www.benhams.com

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