



Sample 1 Pan Peninsula Square, London, E14 9HG

Asking price £275,000

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Districts London are proud to present this stunning studio apartment (approx. 367 sq ft) ideally located for all the amenities and transport links offered by city living. Canary Wharf with it's abundance of prestigious eateries, exclusive shopping experience and fine dining is the place to be. The space features a versatile double bed area that converts into a dining space with excellent storage, a luxury bathroom, and an open-plan reception with an integrated kitchen.

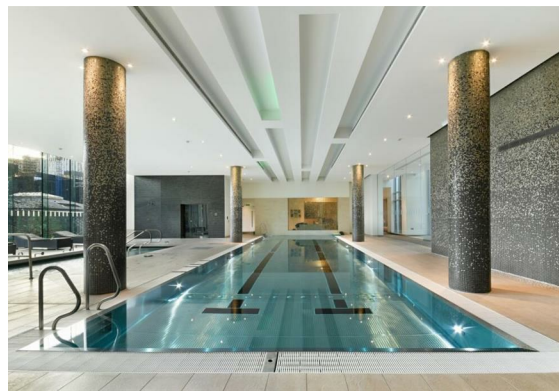
Ideally located moments from South Quay DLR in the heart of Canary Wharf, with excellent transport links including the Underground and Elizabeth Line. Residents benefit from premium facilities including a state-of-the-art gym, swimming pool, screening room, and 24-hour concierge.

Photos are of a similar proper, digitally dressed for marketing purposes.

Leasehold: Approx. 980 years remaining
Ground Rent: Approx. £400 per annum (review period: ask agent)
Service Charge: Approx. £4,706 per annum (review period: ask agent)
Council Tax: Band E (Tower Hamlets)

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,
 Pan Peninsula Square, E14
 Approximate Gross Internal Area
 29.72 sq m / 320 sq ft
 (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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