



Flat 3406, 1 Pan Peninsula Square, London, E14 9HL

Asking price £575,000

 1  1  1  B

Largest one bedroom in the building - includes secure underground parking (valet parking). This contemporary, 866sq.ft apartment located on a high floor within the prestigious Pan Peninsula. Comprising a spacious double bedroom with built-in wardrobes, luxury marble bathroom (separate shower), separate w/c, open plan reception with a modern integrated kitchen, utility room, private west facing balcony and secure underground parking. 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).

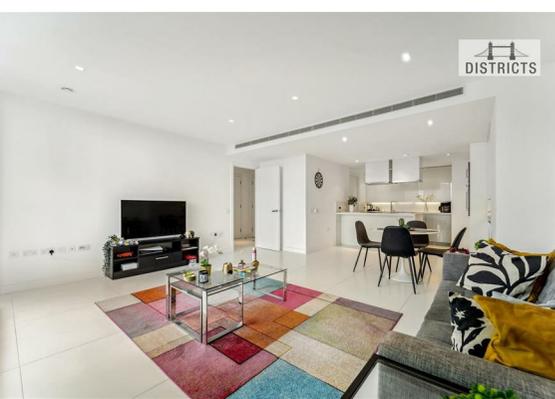
Residents enjoy a luxury city lifestyle as they immerse themselves in what this central London location has to offer, providing fantastic facilities including a state-of-the-art gym, a swimming pool, screening room, 24 hr concierge service, plus valet parking.

Leasehold: Approx. 980 years | Service Charge: Approx. Ask Agent, payable half yearly / Ground Rent: Approx. Ask Agent.

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

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control

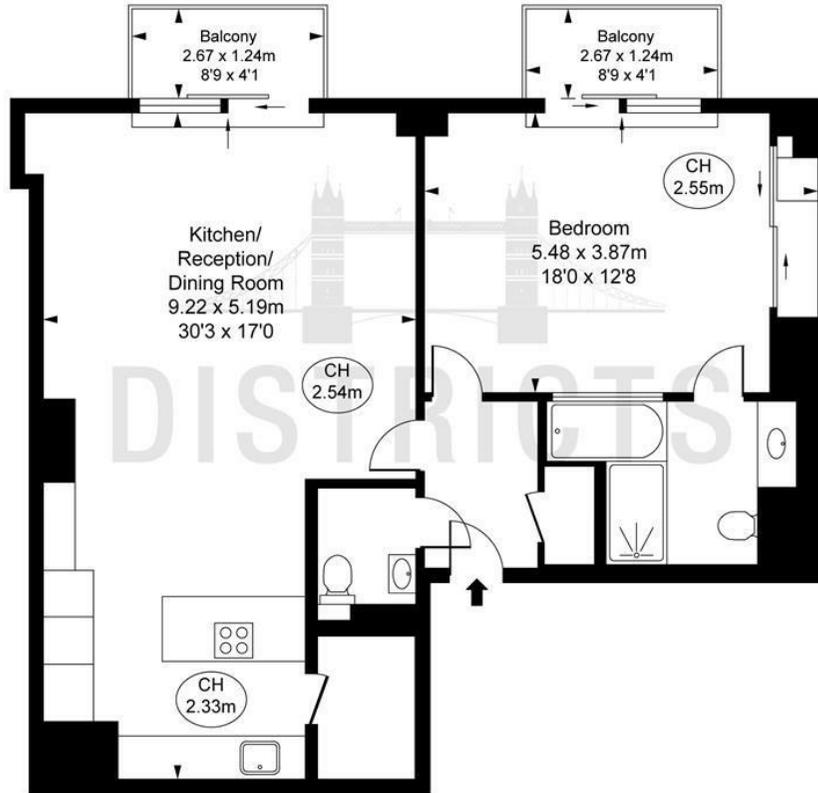




Pan Peninsula Square, E14

Approximate Gross Internal Area
80.48 sq m / 866 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		82	84
(69-80) C			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.