



Pan Peninsula Square, Canary Wharf, E14

Asking Price: £445,000

 Benham
& Reeves

Pan Peninsula Square, Canary Wharf, E14

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A beautifully presented 1 bedroom apartment in one of Canary Wharf's most iconic developments, The Pan Peninsula.

This bright and modern apartment is set on the 12th floor and is offered in immaculate decorative condition. The property boasts a family bathroom and a spacious open-plan living room with floor-to-ceiling windows giving the property plenty of natural light. There is also a good size balcony offering panoramic views of Canary Wharf.

The development offers 24-hour concierge, a 5* health club which includes swimming pool, gym, dance studio, residents' cocktail bar, cinema and business centre.

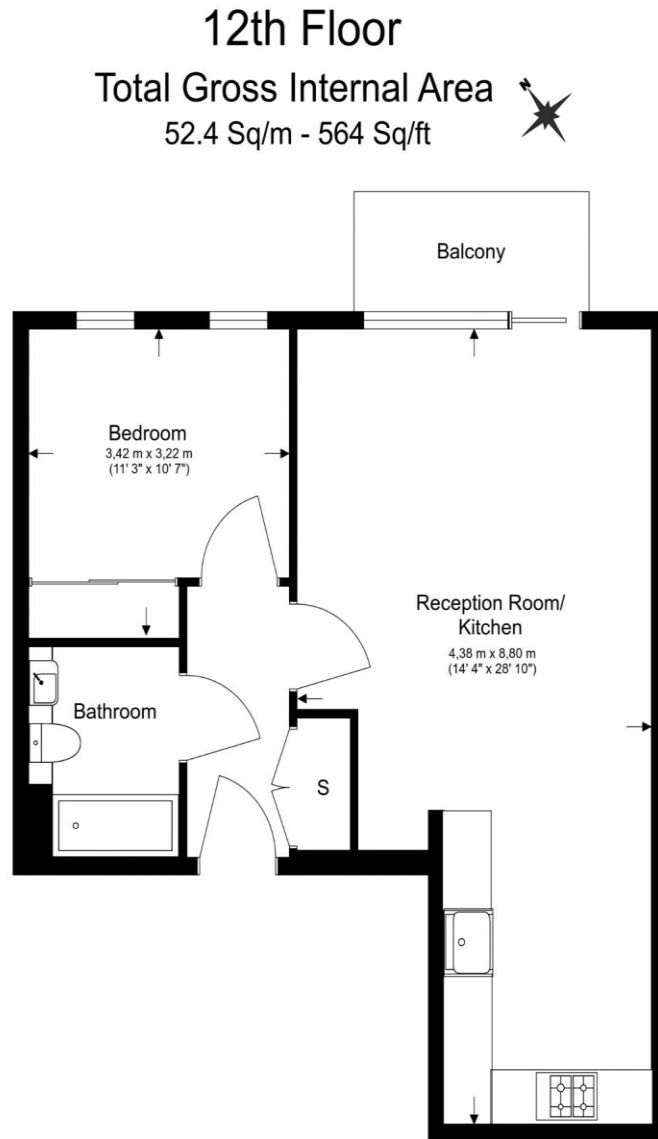
Located in the South Quay area, the residential hub of Canary Wharf, the property is within walking distance of Canary Wharf which offers a wide variety of shops, bars, and restaurants. South Quay DLR station has direct trains to Bank station making this an ideal place to live for professionals working in Canary Wharf and the City.

- One bedroom
- Bathroom
- 12th floor
- 564 square feet
- Swimming pool & gym
- 24 hour concierge



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

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

Asking Price:	£445,000
Tenure:	Leasehold Expires 01/01/3006 Approximately 981 Years Remaining
Ground Rent:	£500.00 (per annum) 2023
Service Charge:	£7,244.00 approx. (per annum) 2023
Anticipated Rent:	£1,900.00 pcm Approx. 5.4% Yield

Viewings:

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

Our reference: CWH230430

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