



Pan Peninsula Square, Canary Wharf, E14

Asking Price: £475,000

 Benham
& Reeves

Pan Peninsula Square, Canary Wharf, E14

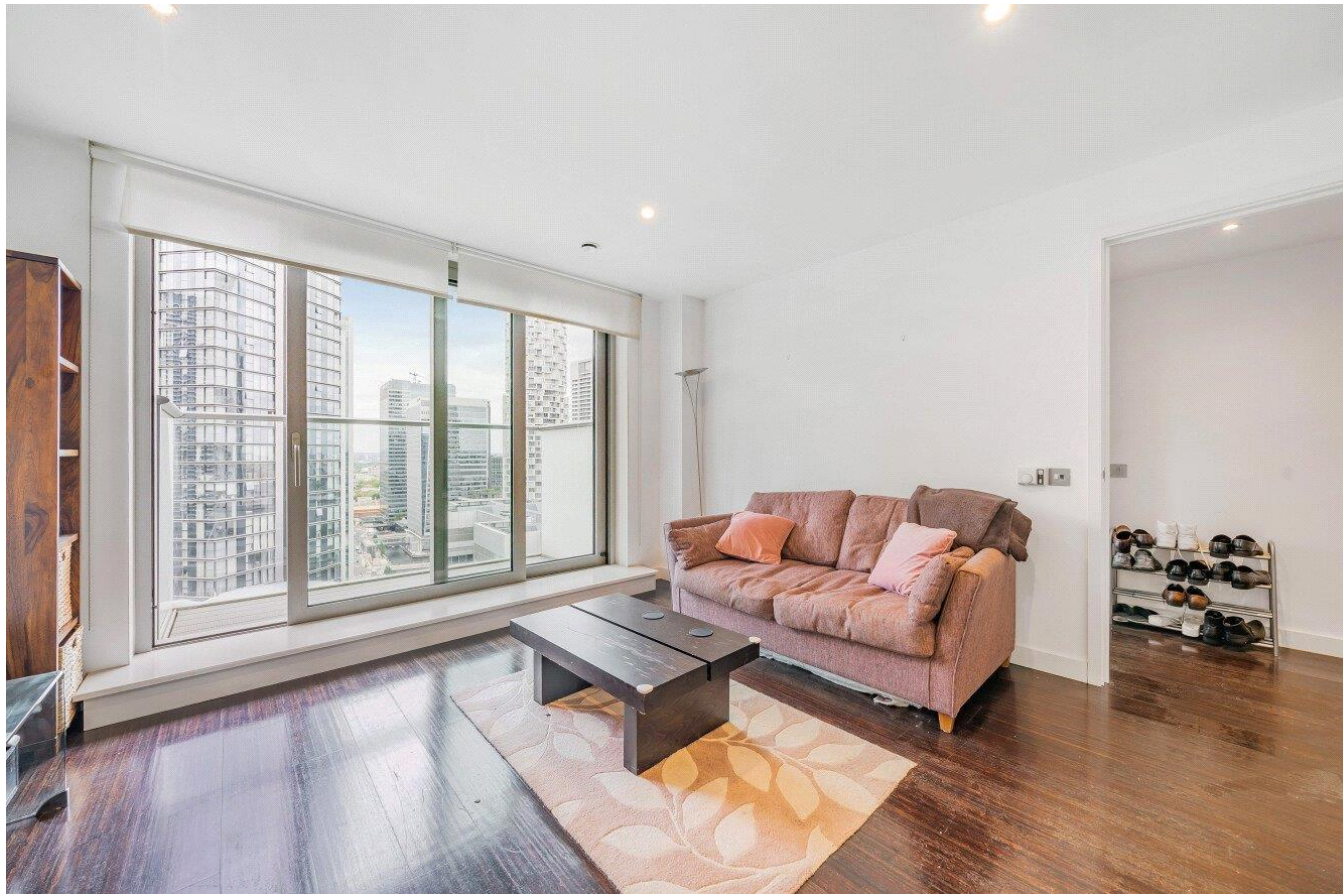
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This bright and modern apartment is set on the 29th 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.

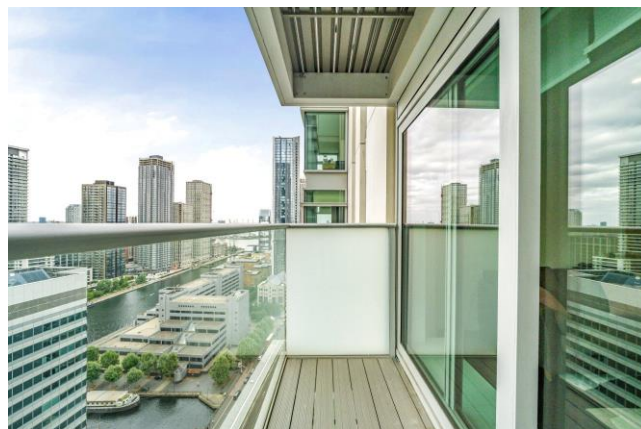
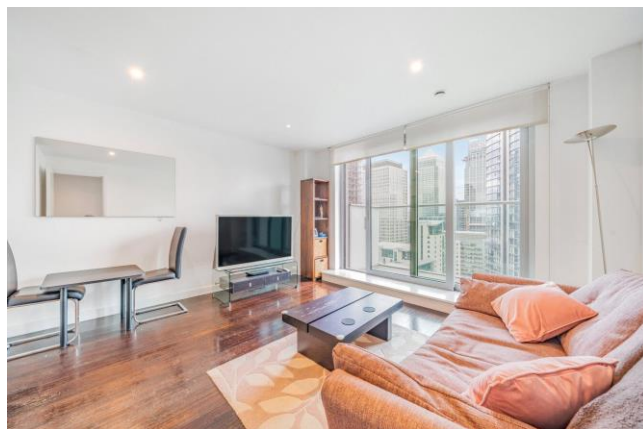
Located in the South Quay area, the residential hub of Canary Wharf, the property is within walking distance of Canary Wharf which offers a wide variety of shops, bars, and restaurants. South Quay DLR station has direct trains to Bank station making this an ideal place to live for professionals working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





Property Features:

- One Bedroom
- One Bathroom
- 29th Floor
- Residents' Lounge
- 24 Hour Concierge
- Residents' Gym
- Residents' Swimming Pool

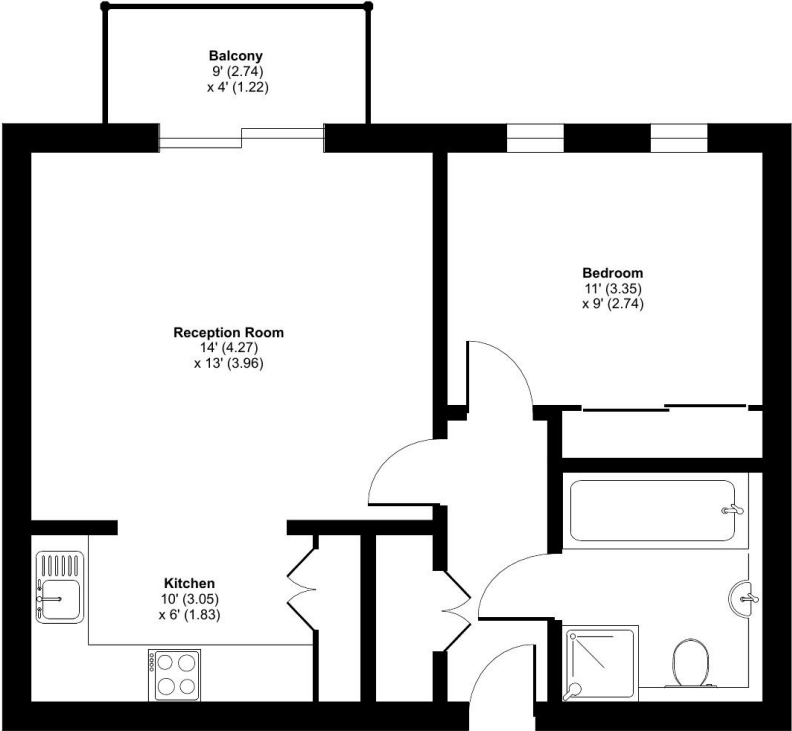


Pan Peninsula Square, Canary Wharf, E14



Pan Peninsula Square, London, E14

Approximate Area = 488 sq ft / 45.3 sq m
 For identification only - Not to scale



TWENTY NINTH FLOOR

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | 83 | 84 |
| (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 | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2022. Produced for Benham & Reeves. REF: 1177199

Terms & Conditions:

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

| | |
|-------------------|--|
| Asking Price: | £475,000 |
| Tenure: | Leasehold Expires 31/12/3005 Approximately 981 Years Remaining |
| Ground Rent: | £500.00 (per annum) 2024 |
| Service Charge: | £2,652.42 (per annum) 2024 |
| Anticipated Rent: | £2,100.00 pcm Approx. 4.9% Yield |

Viewings:

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

Our reference: CWH240209

T: 020 8036 3200

E: canarywharf.sales@benhams.com

W: www.benhams.com

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Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

