



# Pan Peninsula Square, South Quay, E14

Asking Price: £465,000

Benham  
& Reeves

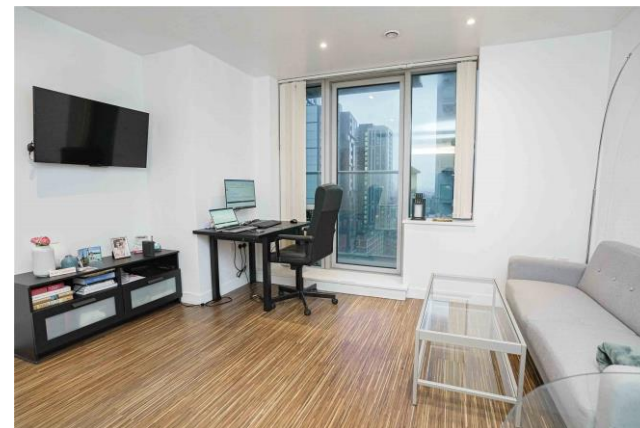
# Pan Peninsula Square, South Quay, E14

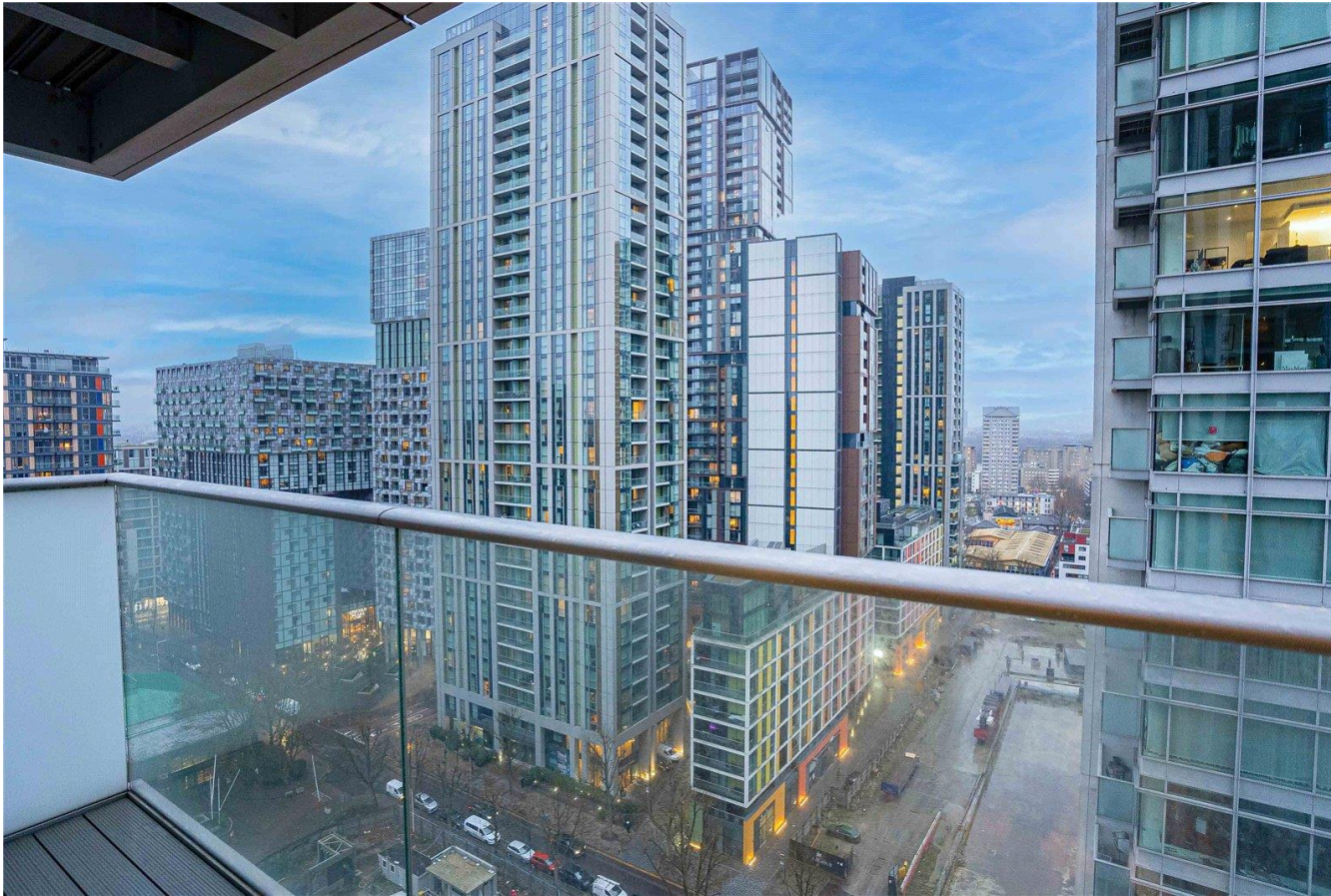
🛏️ 1 Bedroom (s) 🚿 1 Bathroom (s) 🔑 Leasehold

This 20th-floor, one-bedroom apartment in Pan Peninsula, Marsh Wall, offers a premium living experience in the heart of Canary Wharf. The open-plan living area provides ample space, comfortably accommodating a three-seat sofa, a workspace, and a dining table. Floor-to-ceiling windows and a west-facing balcony offer breathtaking views, while the full-sized kitchen boasts high-end cabinetry, sleek countertops, integrated appliances, and a full-size fridge.

The spacious bedroom includes a full double bed, two wardrobes, and floor-to-ceiling windows that flood the room with natural light. The bathroom is elegantly designed with white tiles, marble stone finishes, and chrome fixtures.

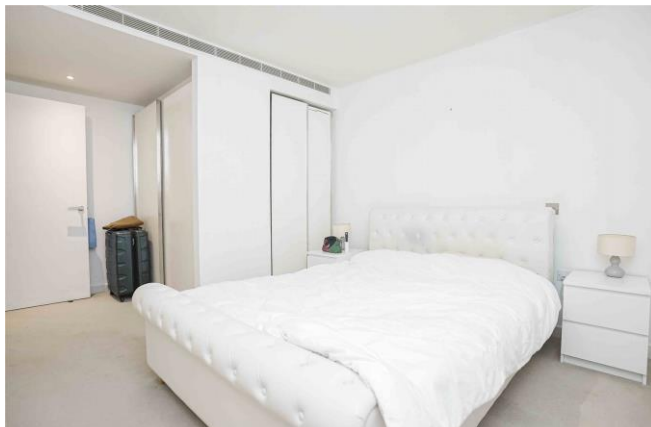
Situated in Marsh Wall, this property enjoys a prime location with easy access to Canary Wharf's extensive shopping, dining and entertainment options. South Quay DLR station is right next to the building, while Canary Wharf station (Jubilee and Elizabeth lines) is just a short walk away, providing excellent transport links across London.





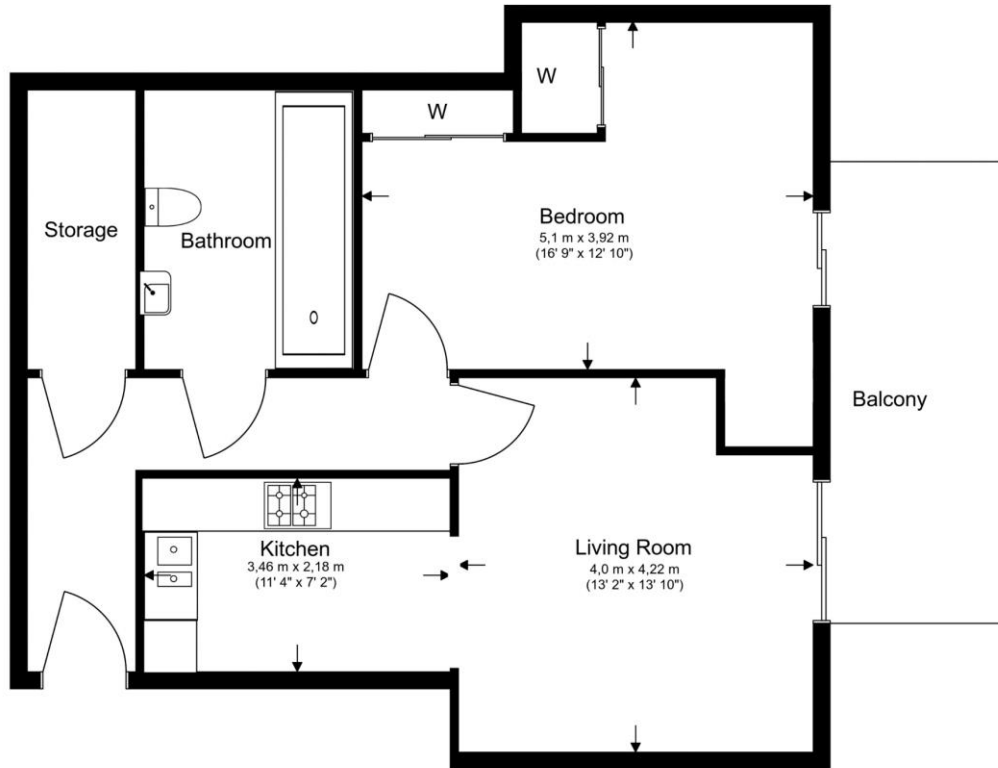
## Property Features:

- Living/Dining Room
- 1 Bedroom
- Bathroom
- Fitted Kitchen
- 20th Floor
- West-Facing Balcony
- Concierge
- Gym
- Swimming Pool
- Cinema Room



## Total Gross Internal Area

53.8 Sq/m - 580 Sq/ft



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+) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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:	£465,000
Tenure:	Leasehold Expires 31/12/3005 Approximately 980 Years Remaining
Ground Rent:	£500.00 (per annum)
Service Charge:	£5,500.00 (per annum)
Anticipated Rent:	£2,200.00 pcm Approx. 5.7% Yield

## Viewings:

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

Our reference: CWH250040

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W: [www.benhams.com](http://www.benhams.com)

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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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

