



Pan Peninsula Square, South Quay, E14

Asking Price: £675,000

 Benham
& Reeves

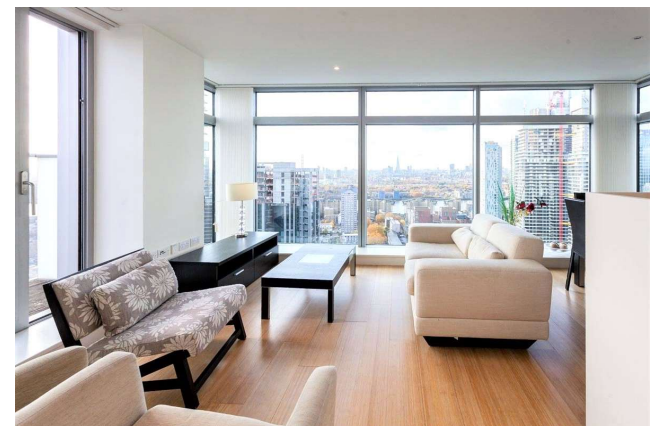
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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This bright and modern apartment is set on the 33rd floor and is offered in immaculate decorative condition. The property boasts a large principal bedroom, family bathroom and a second double bedroom with its own en-suite shower room. There is 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.

Pan Peninsula offers residents a wealth of private, exclusive on-site amenities such as: private high-definition cinema, luxurious health suite comprising swimming pool, large jacuzzi and a state of the art gymnasium. The 24-hour concierge providing residents with an excellent service and offering safety & security. Being on a premier floor, this apartment also has exclusive access to the Sky Lounge, Business Centre, conference room facilities and library.

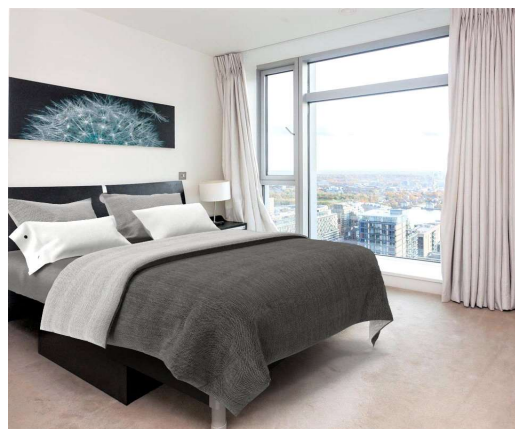
Located in the South Quay area, the residential hub of Canary Wharf. The property is within walking distance of Canary Wharf which offers a wide variety of shops, bars, and restaurants. South Quay DLR station has direct trains to Bank station making this an ideal place to live for professionals working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



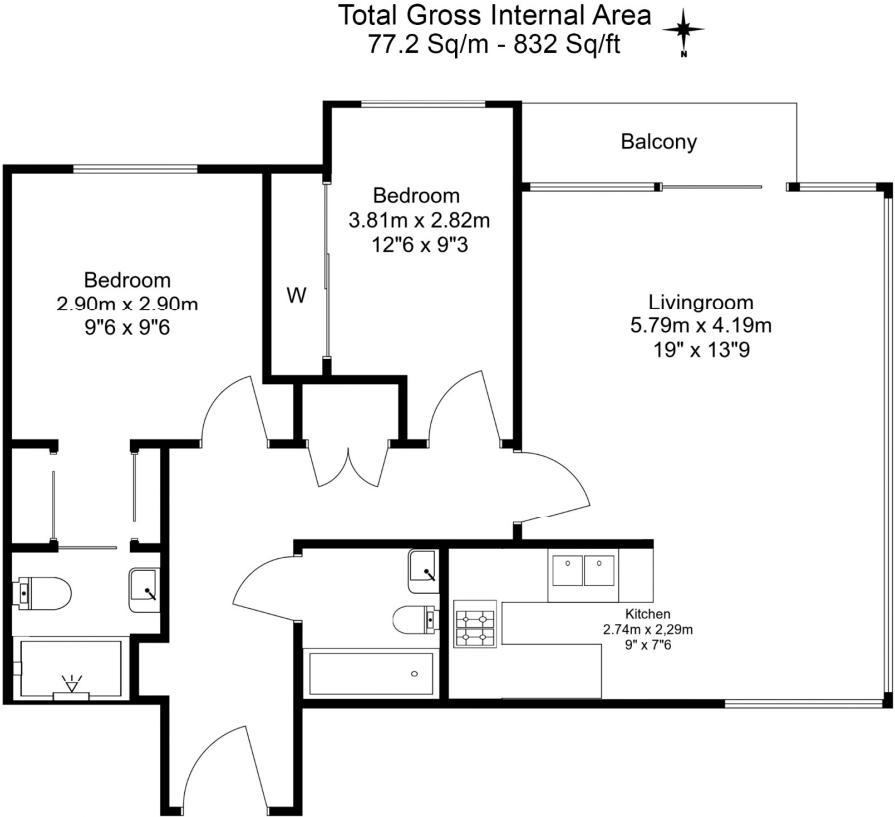


Property Features:

- 2 Bedrooms
- 2 bathrooms
- Private balcony
- 33rd floor
- Panoramic view
- 24 Hour Concierge
- Allocated parking space with valet



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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		
(69-80) C	74	76
(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:	£675,000
Tenure:	Leasehold Expires 01/01/3006 Approximately 981 Years Remaining
Ground Rent:	£750.00 (per annum) 2024
Service Charge:	£12,066.00 approx. (per annum) 2024
Anticipated Rent:	£3,000.00 pcm Approx. 5.3% Yield

Viewings:

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

Our reference: CWH230012

T: 020 8036 3200

E: canarywharf.sales@benhams.com

W: www.benhams.com

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