



## PAN PENINSULA EAST TOWER, CANARY WHARF, E14

**SSTC**

**OIRO £600,000** Leasehold

Two Bedrooms | Two Bathrooms | 21st Floor Apartment | Luxurious Development | No Onward Chain | High Specification Finish | EWS1 Compliant | Long Lease | 24 Hour Concierge | Residents Gym | Swimming Pool | Parking | Sauna & Steam Room | Residents Cinema | Business Centre

- 24 hour concierge
- EWS1 compliant
- Luxurious development
- No Onward Chain
- Residents gym
- Swimming Pool
- Two bathrooms
- Two Double Bedrooms

This well presented two bedroom, two bathroom apartment is positioned on the 21st floor in the highly sought after Pan Peninsula development.

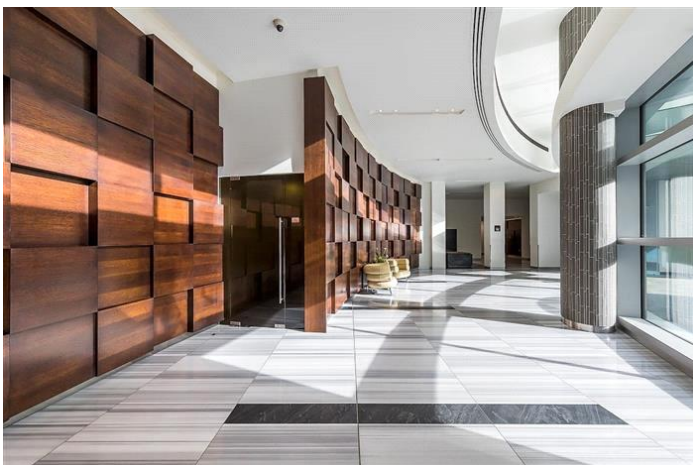
Located in the East Tower, this apartment offers approximately 714 sq ft of internal living space and comprises entrance hall, open plan reception with fully fitted kitchen, private balcony, floor to ceiling windows, two fitted bedrooms and two bathrooms with a marble finish.

Pan Peninsula remains one of the most desirable and highly regarded developments in the area with excellent facilities on-site including gym, pool, sauna & steam rooms, 24 hour concierge, parking, residents cinema and business centre.

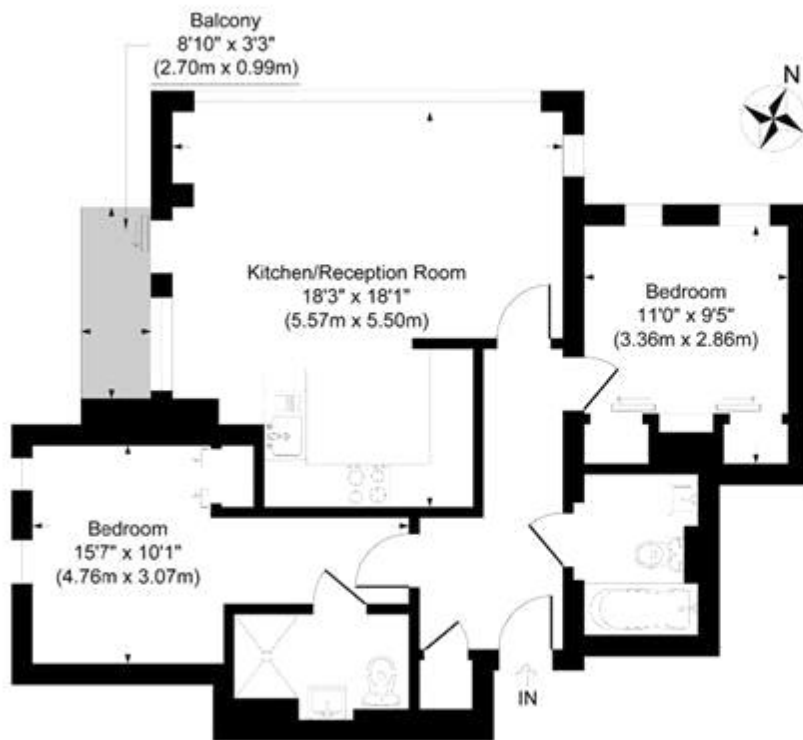
The development is located moments from South Quay DLR station and Canary Wharf.

This property is being sold with no onward chain and the EWS1 form is available.

Tenure: Leasehold (983 years)  
Ground Rent: £745 per year  
Service Charge: £11,800 per year



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## Pan Peninsula, East Tower

Approximate Gross Internal Area  
Total = 66.3 sq m / 714 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.