



**A LUXURY TWO DOUBLE BEDROOM APARTMENT IN THE PRESTIGIOUS DEVELOPMENT  
OF PAN PENINSULA.**

PAN PENINSULA EAST TOWER

3 PAN PENINSULA SQUARE, CANARY WHARF, LONDON, E14

**Furnished, £615 pw (£2,665 pcm)** + £285 inc VAT tenancy paperwork fee and other charges apply.\*

**Available Now**



# A LUXURY TWO DOUBLE BEDROOM APARTMENT IN THE PRESTIGIOUS DEVELOPMENT OF PAN PENINSULA.

## PAN PENINSULA EAST TOWER

3 PAN PENINSULA SQUARE, CANARY WHARF, LONDON, E14

**£615 pw (£2,665 pcm) Furnished**

• Two bedroom • Two bathrooms • Located on the thirty seventh floor • River and dock views • Offered furnished • Private balcony • Available now • EPC Rating = B • Council Tax = G

### Situation

Located next to South Quay DLR, the location provides great transport links as well as benefitting from all Canary Wharf has to offer.

### Description

The property benefits from a balcony and 24 hour concierge service as well as an array of luxury state of the art leisure facilities including a gym and swimming pool, residents cinema, sauna/spa and on-site business centre.

The property is offered furnished and is available now.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

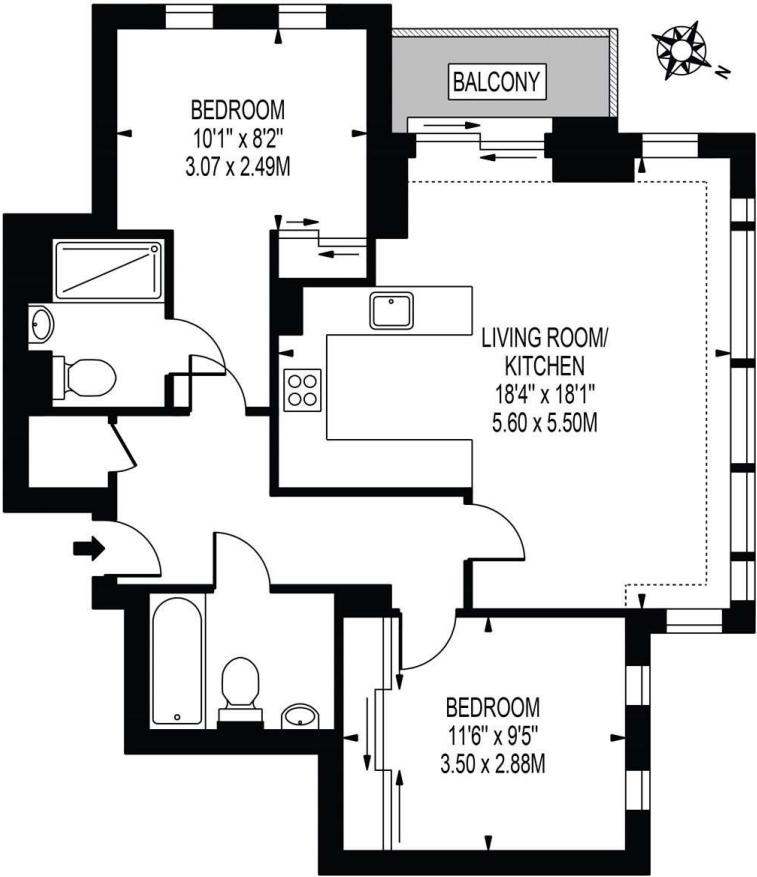
### Viewing

Strictly by appointment with Savills.



# PAN PENINSULA EAST

APPROXIMATE GROSS INTERNAL FLOOR AREA: 692 SQ FT - 64.25 SQ M



## THIRTY SEVENTH FLOOR

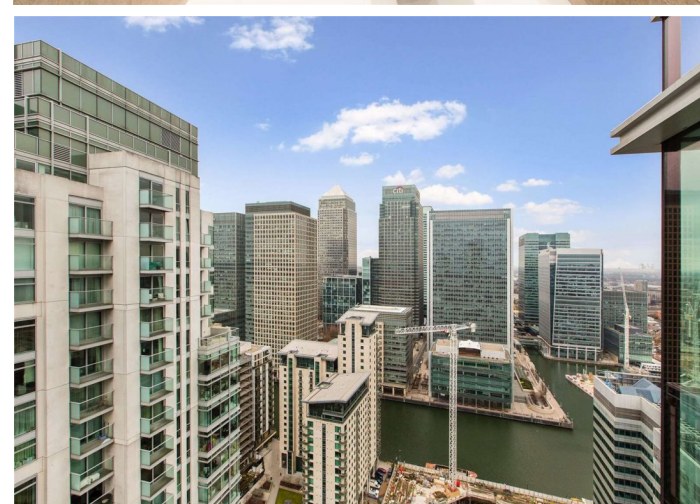
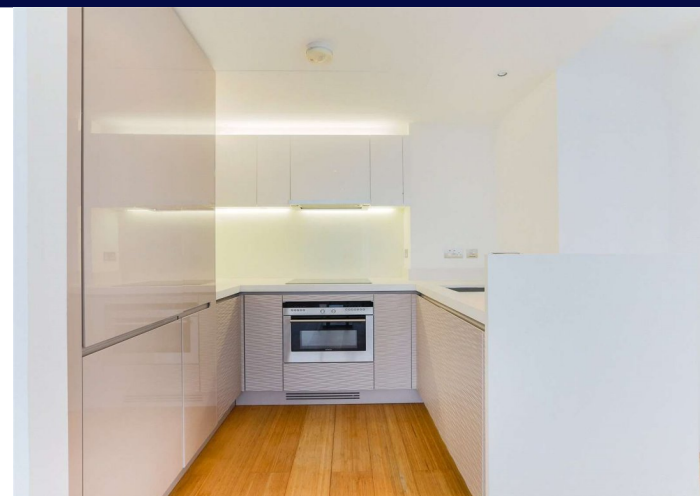
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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## FLOORPLANS

Gross internal area: 692 sq ft, 64.25 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	85
(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		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



\*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example. a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](https://www.savills.co.uk/fees). **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20180829EMNN**

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## Canary Wharf Lettings

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