



Located in one of Canary Wharf's most prestigious developments is this stunning 32nd floor apartment which offers breath taking views across the London skyline.

**Pan Peninsula Square, Canary Wharf, London, E14**

£700,000 Leasehold (985 years remaining)



- Stunning two bedroom apartment
- Amazing views
- Valet parking
- First class facilities
- Gym & Pool
- Cocktail Lounge

#### Description

Pan Peninsula is regarded as one of, if not the most prestigious development in Canary Wharf. The overall feel and specification of the development is first class throughout, and residents are generally made up of successful business executives, a list celebrities and professional sports personnel.

This pristine two bedroom apartment is positioned up on the 32nd floor, and offers approximately 805 sq ft of well appointed living accommodation. Internally there is an open plan living area, housing a sleek high gloss kitchen, which incorporates a range of designer appliances, plus there is access to a private balcony. The principal bedroom suite offers a walk in wardrobe and a luxurious en suite marble bathroom, plus there is a further double bedroom with fitted wardrobes and a main bathroom suite. Additionally there are floor to ceiling windows, which enhance the natural light and enhance the amazing London skyline views, plus there is comfort cooling and plenty of fitted storage throughout.

Facilities throughout are exceptional. There is a 24 hour concierge, a state of the art gymnasium which is spread across two floors, a heated indoor swimming pool, residents cinema, and a 48th floor cocktail lounge, plus there is a large workspace with meeting rooms, which is ideal for those who like to conduct their business from home. Secure valet parking is also on offer.

#### Local Information

Just 0.1 miles from South Quay DLR, both Bank and Stratford can be reached within 20 minutes. There are also a large variety of shops, trendy bars and restaurants positioned on the Canary Wharf estate which is within close proximity.

All times and distances are approximate.

#### Tenure

Leasehold(985 years remaining)

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.

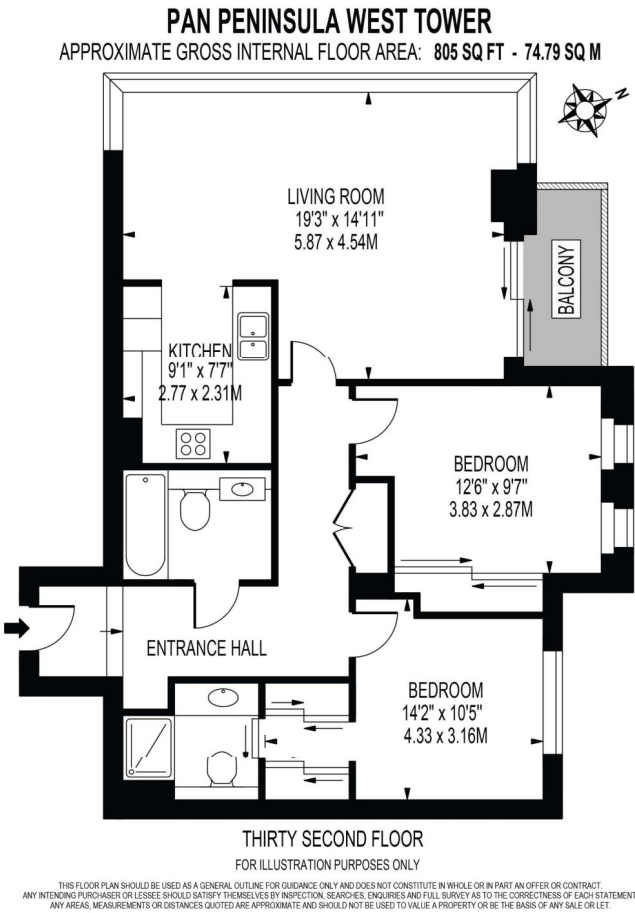
Telephone: +44 (0) 20 7531 2530.







Pan Peninsula Square, Canary Wharf, London, E14  
Gross Internal Area 805 sq ft, 74.8 m<sup>2</sup>



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            | 81      | 81        |
| (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                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

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