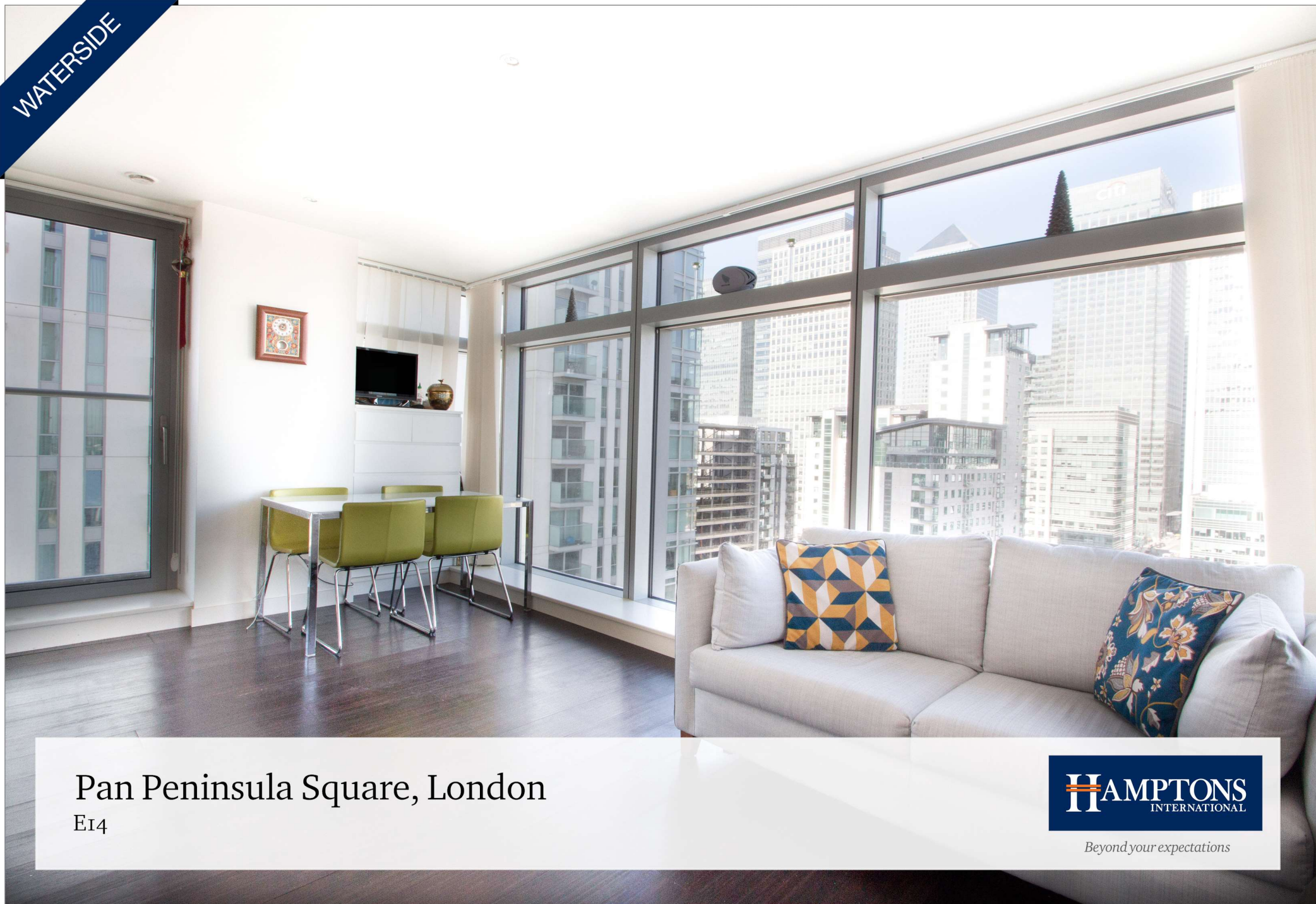


WATERSIDE



Pan Peninsula Square, London

E14

HAMPTONS
INTERNATIONAL

Beyond your expectations

Well presented two bed two bath with skyline views EPC:B

Leasehold | 2 Bedrooms | 1 Reception Room | 2 Bathrooms | Private Parking | Lift | Swimming Pool | Waterside

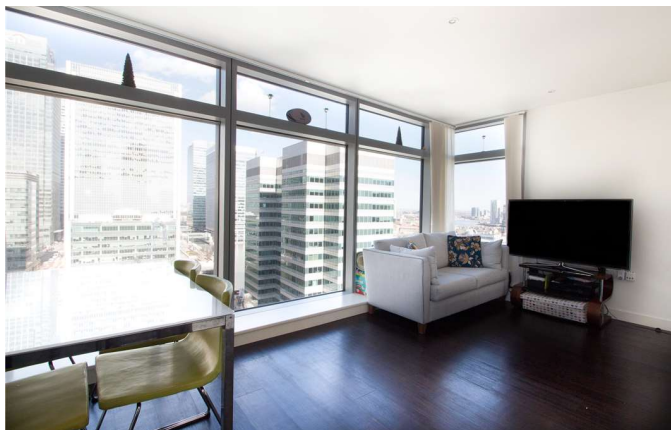
Guide Price £650,000 Leasehold

Description

*** Must Sell *** An exceptionally well presented 2 bedroom luxury apartment located with private parking on the 18th floor of this exclusive development and benefitting from delightful view across Canary Wharf and over to the O2 and beyond.

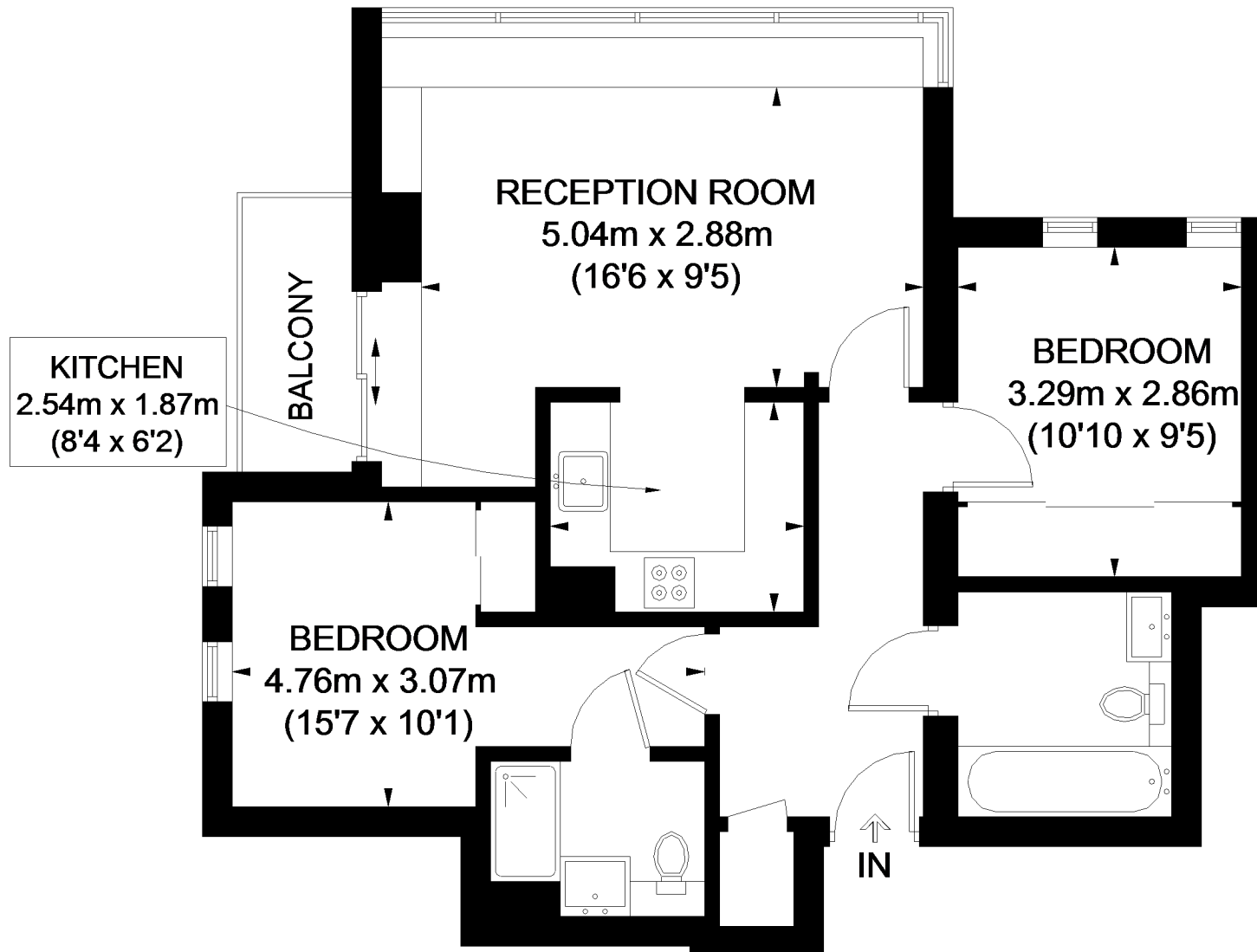
The kitchen and bathrooms are very well presented and additional benefits include concierge, gymnasium, residents cinema while the development itself is located close to South Quay DLR and the jubilee line services in Central Canary Wharf.

The property is considered to be ideal for either investment or owner occupier and viewing is considered essential in order to fully appreciate the living space and internal specifications.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

PAN PENINSULA SQUARE



APPROXIMATE GROSS INTERNAL AREA
721 SQ. FT. (67.0 SQ. M.)

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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (Ref: 162095)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

