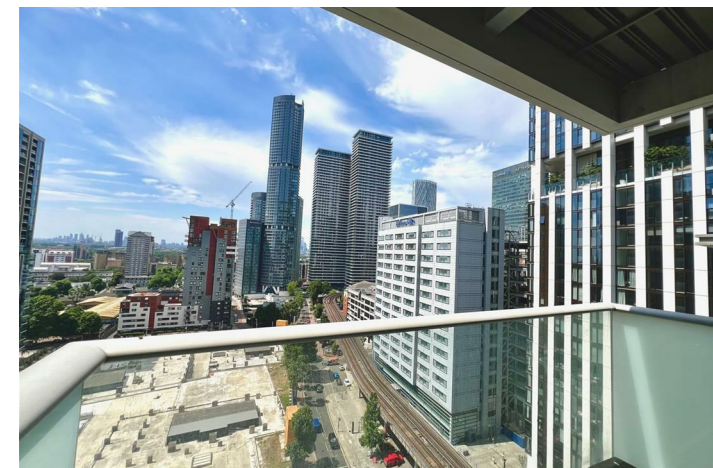
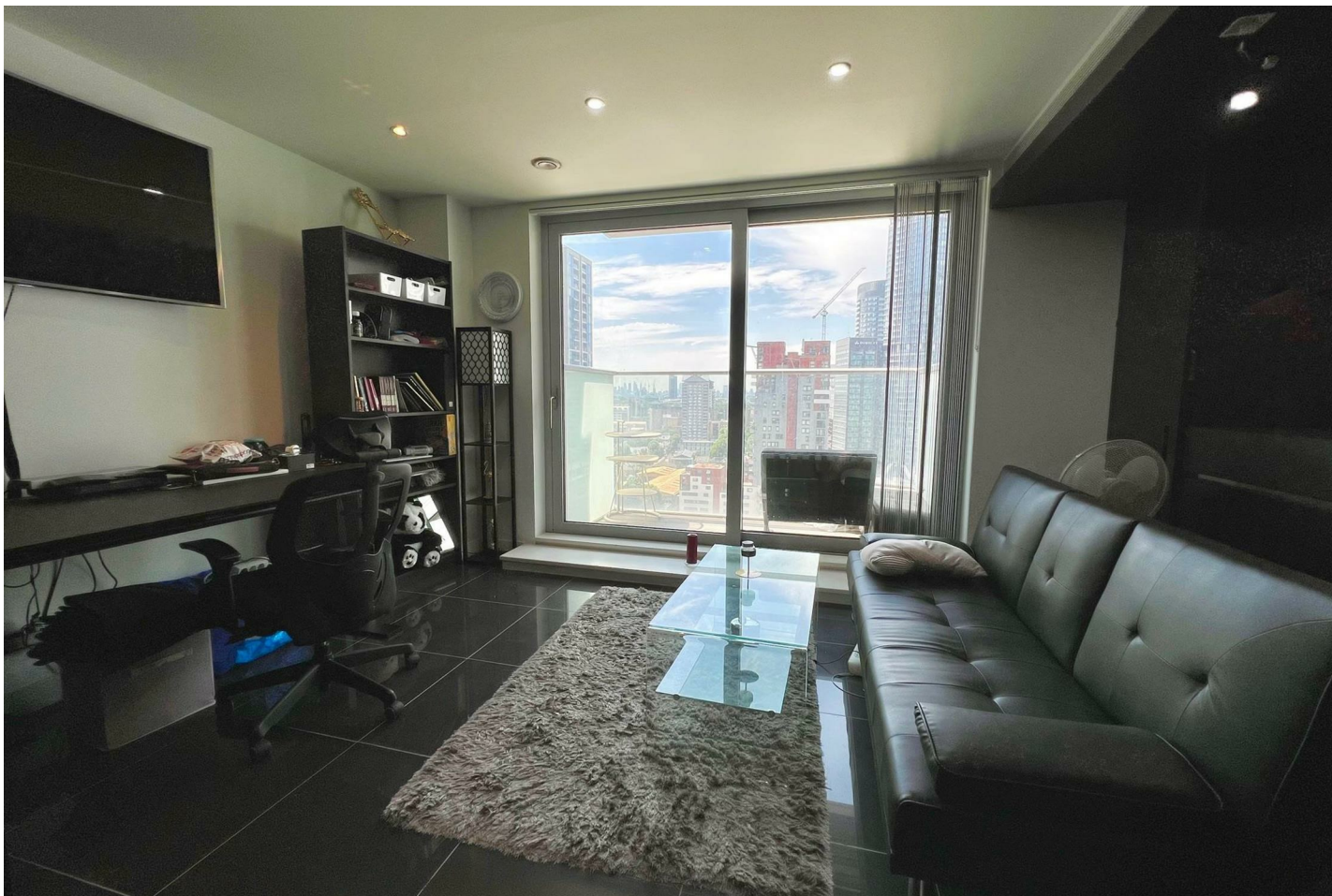




## FLAT 1813, WEST TOWER PAN PENINSULA LONDON, E14 9HG

**£325,000**  
LEASEHOLD

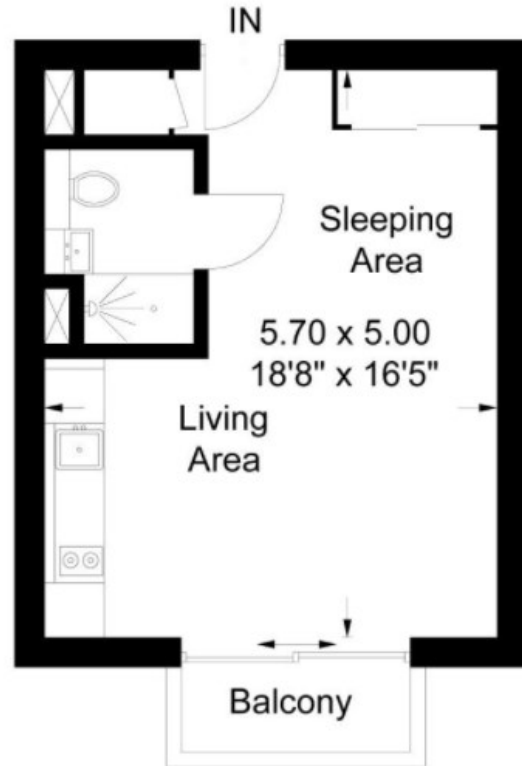
This 18th floor, studio suite is situated in the highly desirable and luxurious development of Pan Peninsula, E14. The property consists of a sleeping area, separated from the living area and kitchen with a partition which also cleverly conceals a foldaway bed and floor-to-ceiling glazing that leads to a generous private west facing balcony offering spectacular views of Canary Wharf.

It further benefits from a contemporary a modern fitted kitchen suite and a stylish, modern marble shower room suite. Pan Peninsula also has access to a 24 hour concierge service, extensive leisure facilities including a gymnasium, swimming pool, sauna and Jacuzzi, a resident's cinema room, business suite and stunning views. The property is just a 2 minute walk from South Quay DLR station and is also within walking distance of Canary Wharf Underground station also.

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## Pan Peninsula, Canary Wharf E14

Approximate Gross Internal Area = 31.9 sq m / 343 sq ft



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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