

Pan Peninsula Square, Canary Wharf, E14

Asking Price: £300,000

Benham & Reeves

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Studio | 1 Bathroom | Leasehold

A well-presented studio apartment situated on the 20th floor of the sought-after Pan Peninsula Square development in Canary Wharf. Measuring approximately 323 sq. ft., the property offers a well-designed open-plan living space with dedicated areas for sleeping, living, and dining, alongside a fitted kitchen.

The apartment benefits from a private balcony accessed directly from the living space, with a desirable outlook towards the Canary Wharf skyline. The elevated position provides excellent views across the surrounding area, while the open-plan layout makes good use of the available space.

Residents of Pan Peninsula benefit from an excellent range of on-site facilities, including a 24-hour concierge, a residents' gym, a swimming pool, a cinema, and a residents' lounge. The development is ideally positioned within easy reach of Canary Wharf's extensive selection of shops, restaurants, bars, and amenities.

Canary Wharf's excellent transport connections are within easy reach, with the Jubilee Line, Elizabeth Line and DLR providing convenient access to the City and wider London. The nearby Thames Clipper service offers an alternative way to travel across the capital, while London City Airport is also conveniently accessible.







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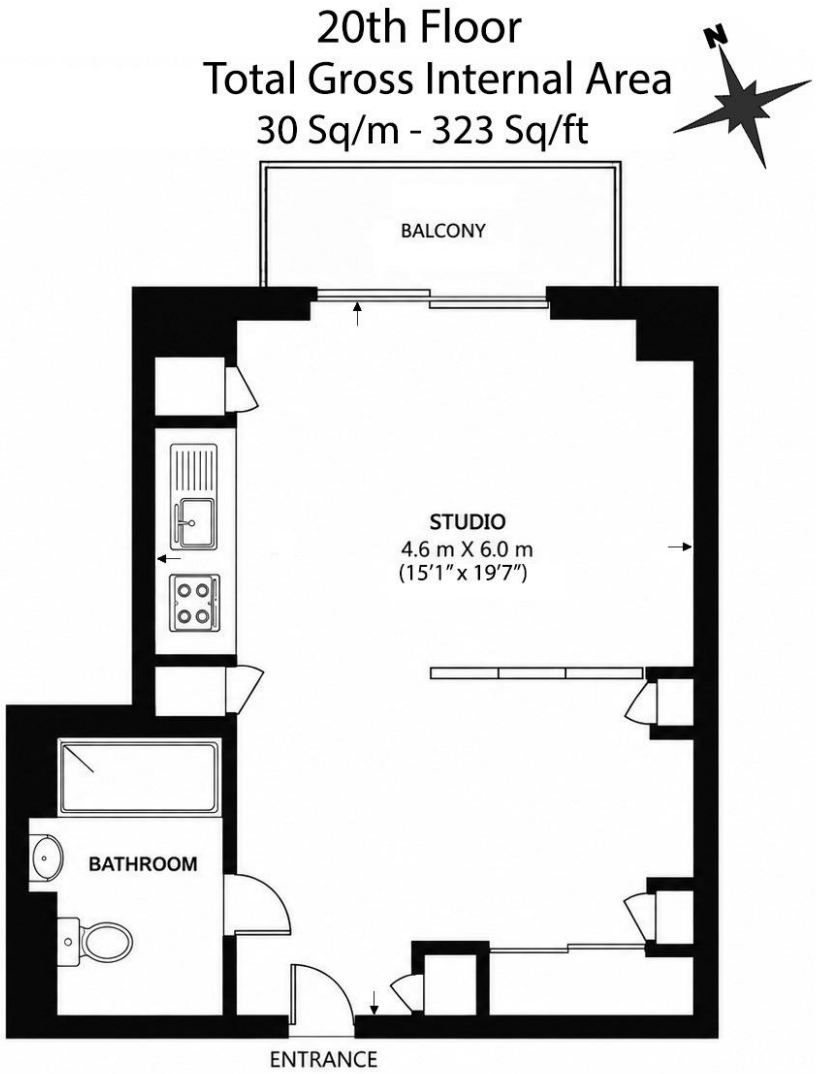




Property Features:

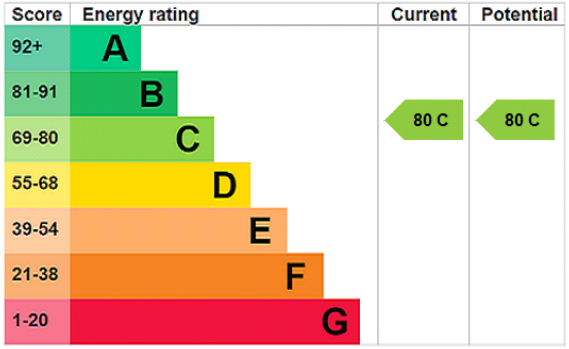
- Studio Apartment
- 20th Floor
- Private Balcony
- Central Canary Wharf Views
- 24-Hour Concierge
- Residents' Gym & Swimming Pool
- Cinema & Residents' Lounge

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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£300,000
Tenure:	Leasehold Expires 11/12/3006 Approximately 980 Years Remaining
Ground Rent:	£400.00 (per annum) For the year 2026
Service Charge:	£4,200.00 (per annum) For the year 2026
Anticipated Rent:	£2,015.00 pcm Approx. 8.1% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH260308

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