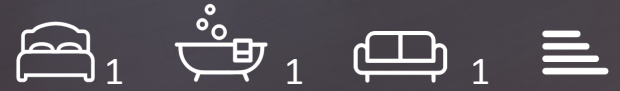




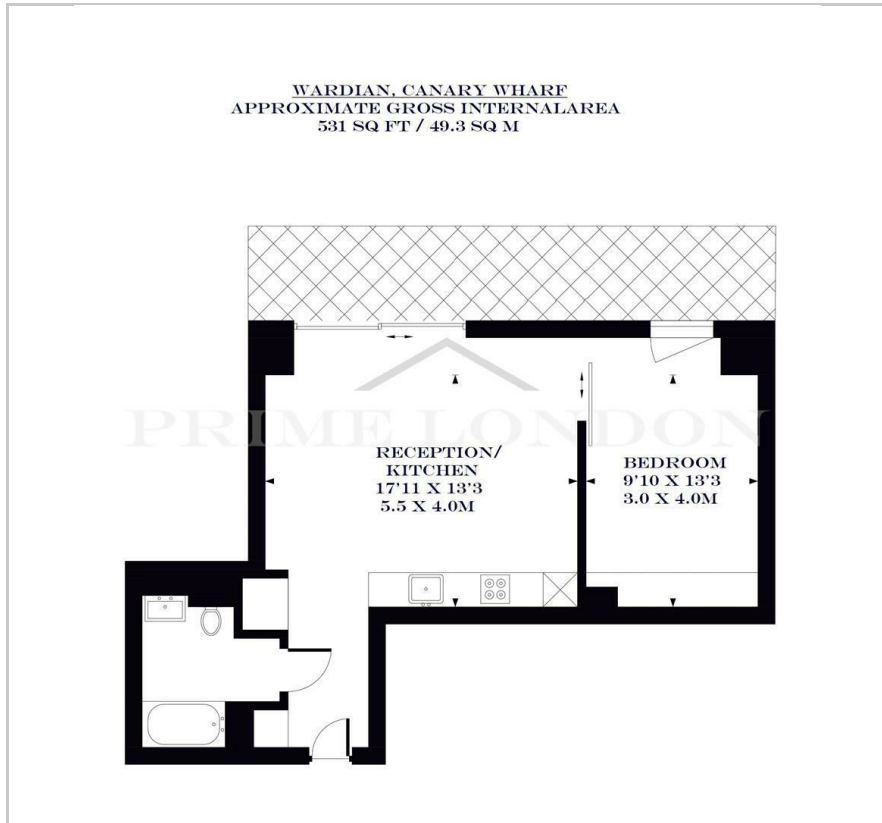
## Bagshaw Building

Wardian, Canary Wharf, E14 9AZ

Asking Price £780,000



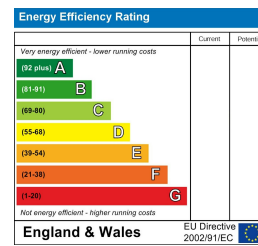
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our on 0207 928 6663 if you wish to arrange a viewing appointment for this property or require further information.

- Modern one bedroom ▪ 548 sq ft / 51 sq m apartment
- Large private balcony (164 sq ft) ▪ Residents' cinema, dining room, meeting room
- Residents' gym, swimming ▪ 24 hour concierge pool and spa



This modern one bedroom apartment, with spacious 164 sq ft private balcony offering stunning views overlooking Canary Wharf and O2, is available for chain free sale through Prime London. Finished to an incredibly high standard throughout, this 548 sq ft / 51 sq m property comprises an open plan reception and fully fitted and stylish kitchen, spacious double bedroom with built in storage, beautifully modern shower room and huge private balcony. Every resident is a member of The Wardian Club, with access to exclusive first class facilities, including a private dining area, a rooftop observatory and bar, a magnificent gym with state-of-the-art equipment as well as a private pool and yoga studio. Ideally located in Canary Wharf, which has now overtaken the City of London as Europe's pre-eminent financial hub, Wardian is within 5 minutes walk of central Canary Wharf and enjoys unparalleled transport connections. These include the Jubilee Line, Docklands Light Railway, Thames Clipper boat services and European flights via London City Airport. Canary Wharf will also be a key station for the major new east-west railway line, Crossrail. \*Images and location plan are for illustrative purposes only, and are intended as an approximate guide\*



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.