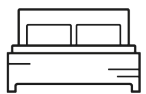


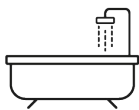


The Wardian

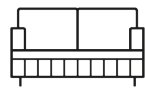
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Asking price £555,000

Apartment - null

Size - 401.00 sq ft

Deposit -

null -

Council Tax Band - E

The Wardian, London, E14 9TZ

Asking price £555,000

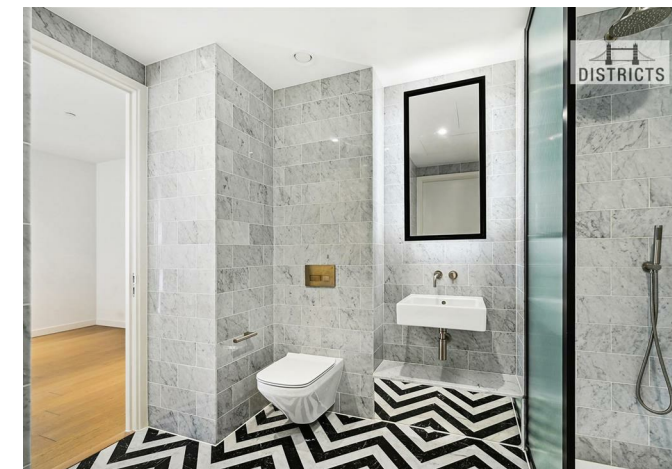
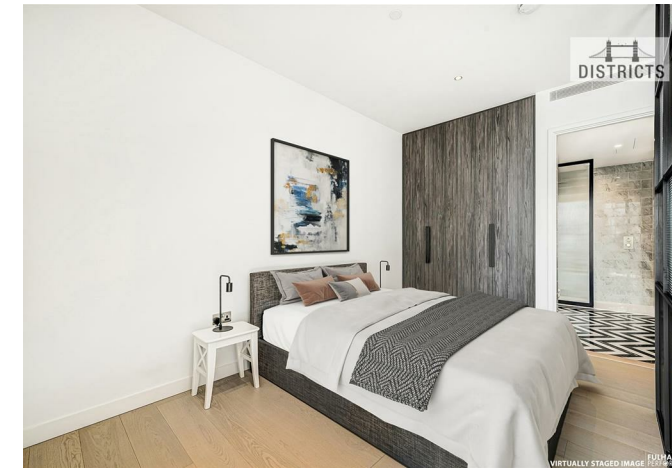
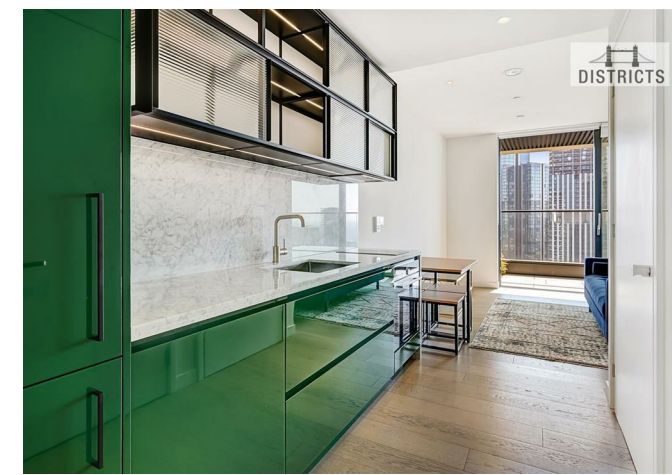
This contemporary studio apartment located on a high floor of the sought after Wardian is now available to view. The property comprises an open plan kitchen living area with glass divider to create an intimate sleeping space, luxury shower room, great storage, and a private terrace with a garden package upgrade.

The Wardian offers a High-End lifestyle for those moving in the fast lane. Located just a few moments from the heart of London's fastest growing business district, you are equally well connected, accessing London in a matter of minutes via Canary Wharf Underground / DLR / Crossrail (Elizabeth Line). As members of The Wardian Club, residents enjoy the exclusive use of facilities, including private dining, a rooftop observatory and bar, a magnificent gym with state-of-the-art equipment as well as a yoga studio and more. Available now and offered furnished or unfurnished. Please note the images have been virtually staged.

Available Now | Furnished / Unfurnished
 Service charge £4,365.04 approx. payable half yearly.
 Ground rent £400.pa
 Council Tax - Tower Hamlets, Band E
 EPC Rating - B

Key Information

- Open plan one bed apartment
- 24-hour concierge
- Open plan reception with Private Garden
- Private dining, a rooftop observatory and bar
- Gymnasium, Spa & Treatment rooms with state-of-the-art equipment as well as a yoga studio and more.
- Transport links include the DLR, Jubilee Line and local bus routes all within easy reach.
- High Specification Integrated Kitchen.



Floorplan



EPC CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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