



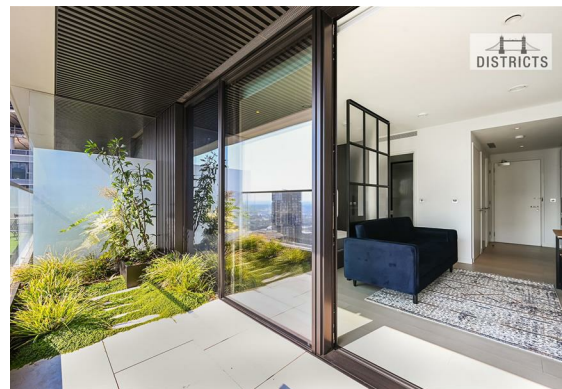
3808 Hobart Building The Wardian, London, E14 9TZ

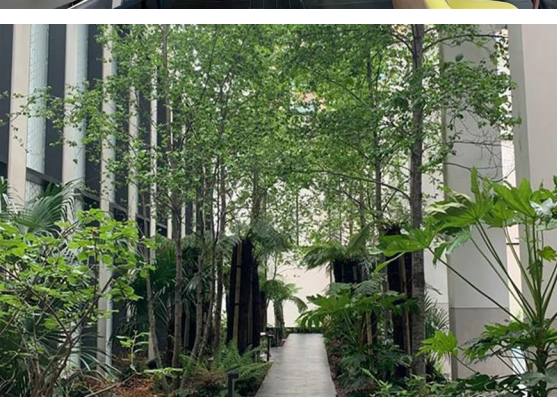
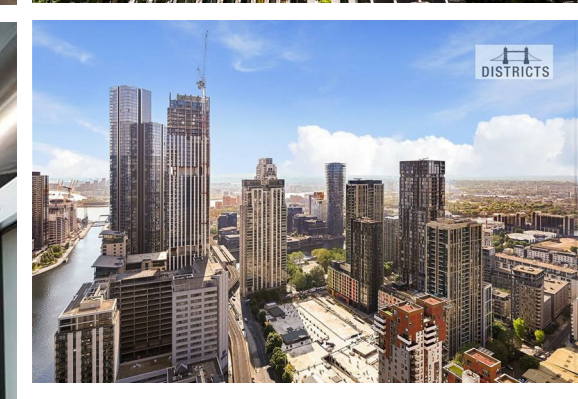
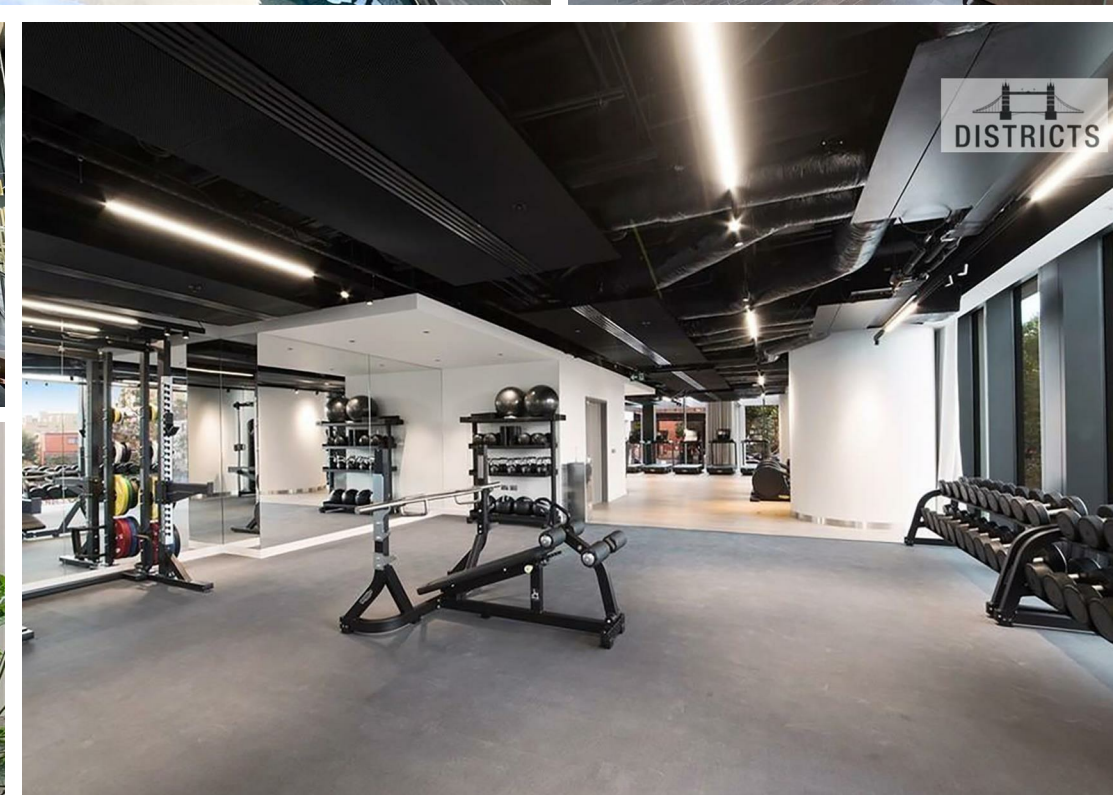
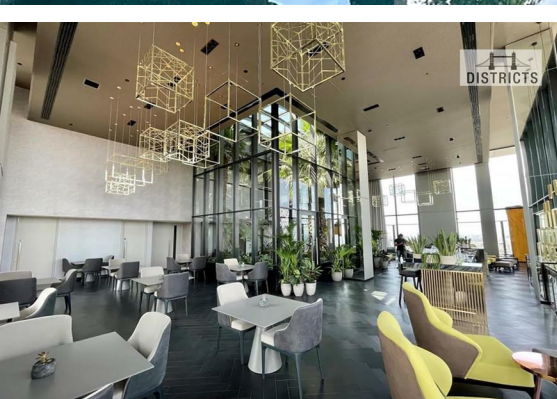
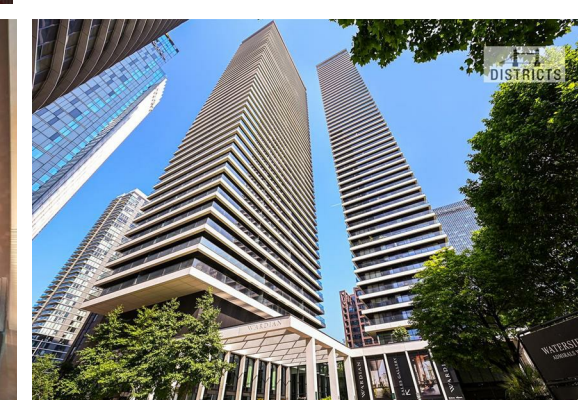
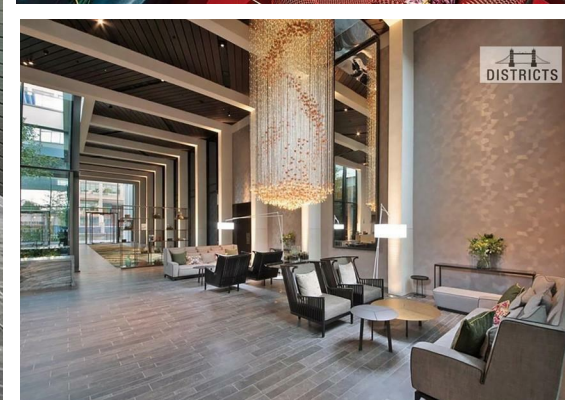
Asking price £555,000

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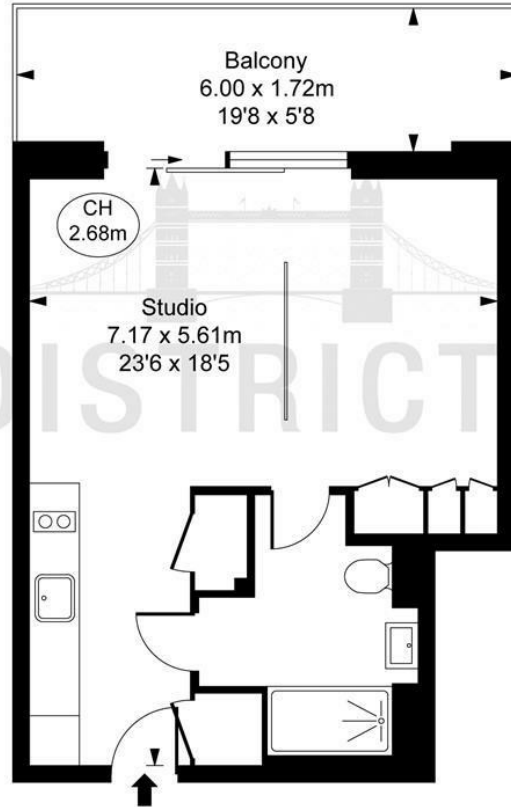
This contemporary studio apartment located on a high floor of the sought after Warden is now available to view. The property comprises an open plan kitchen living area with glass divider to create an intimate sleeping space, luxury shower room, great storage, and a private terrace with a garden package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

Service charge: Approx. £2,182 approx. payable half yearly.
Ground rent: Approx £400.pa
Council Tax : Tower Hamlets, Band E
EPC Rating - B





Hobart Building,
The Wardian,
Wards Place, E14
Approximate Gross Internal Area
37.24 sq m / 401 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(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	

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.