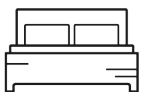




The Wardian

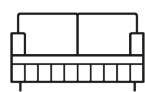
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£680 Per week

Apartment - Furnished

Size - 554.00 sq ft

Deposit - £3,400

Let Agreed - 20th June 2024

Council Tax Band - E

The Wardian, London, E14 9TZ

£680 Per week

This contemporary one-bedroom apartment located on a high floor of the sought after Wardian is available now. The property comprises, modern open plan kitchen living area, luxury bathroom, great storage, double bedroom and a large private offering stunning views.

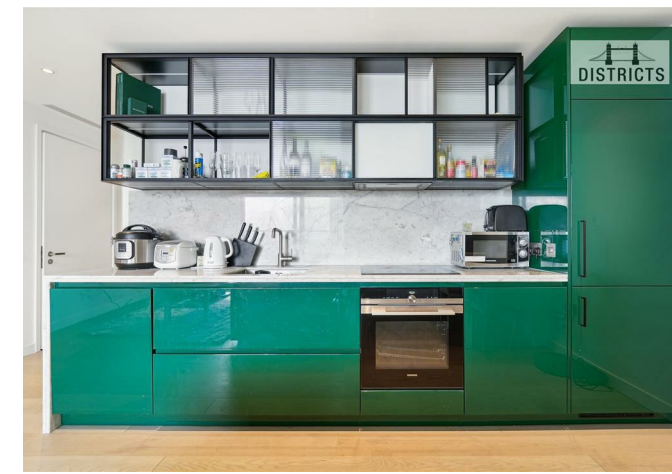
The Wardian offers a High-End lifestyle for those moving in the fast lane. Located just a few moments from the heart of London's fastest growing business district, you are equally well connected, accessing London in a matter of minutes via Canary Wharf Underground / DLR / Crossrail (Elizabeth Line). 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 mid-June and offered furnished.

- Electricity supply – Mains | Water supply – Mains | Sewerage – Mains | Heating – Underfloor heating & Comfort cooling and heating
- To check broadband and mobile phone coverage please visit Ofcom here <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
- Holding Deposit £680 (1 weeks rent) | Deposit Payable £3,400 (5 weeks rent) | Minimum Term: 12 months | Rent must be paid monthly in advance
- EPC Rating: B
- Council Tax Band: E, Tower Hamlets
- Change of contract fee: £50 including VAT
- Lift access | Cladding: EWS1 Certificate available

Available 20/06/2024 | Furnished

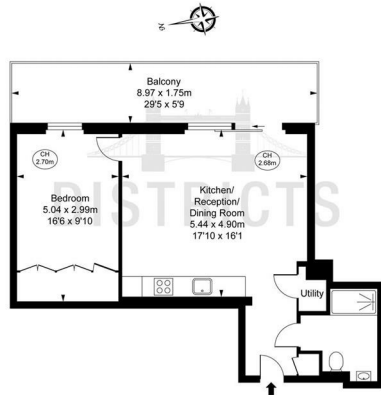
Key Information

- High Floor
- Double Bedroom
- Luxury Bathroom
- Large Private Terrace
- Spacious with Great Storage
- 24hr Concierge
- Private Residents Gym, Swimming Pool, Sauna and Steam Room
- State-of-the-Art Cinema
- Heron Quays and South Quay DLR Station (1 min away) and Moments from Canary Wharf Underground, Jubilee or Elizabeth Line



Floorplan

Wards Place, E14
Approximate Gross Internal Area
51.42 sq m / 554 sq ft
(CH = Ceiling Heights)



EPC CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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	

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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