



Flat 5201 Bagshaw Building, London, E14 9EJ
£784 Per month

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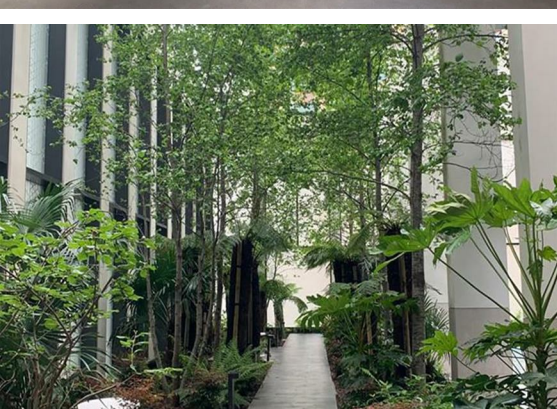
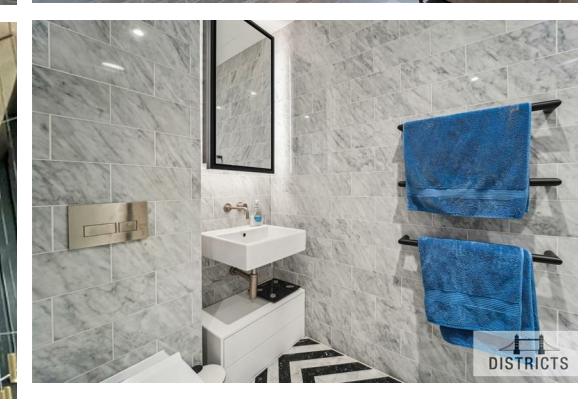
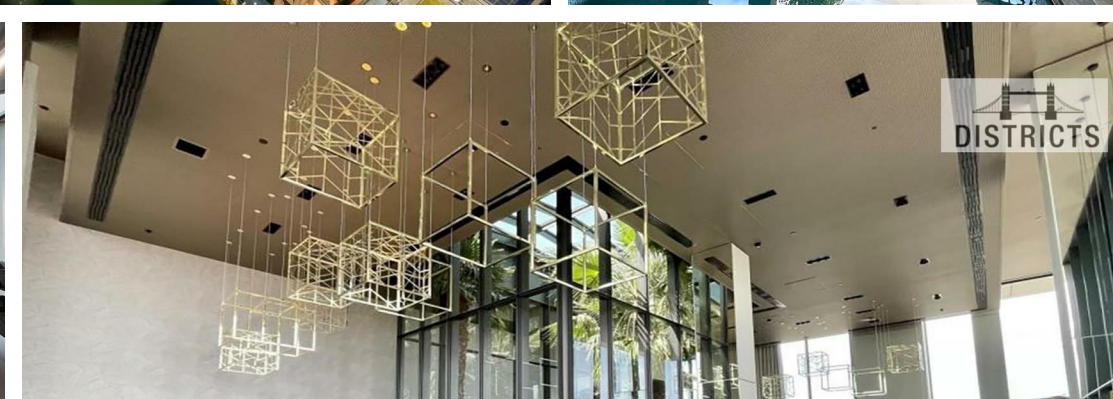
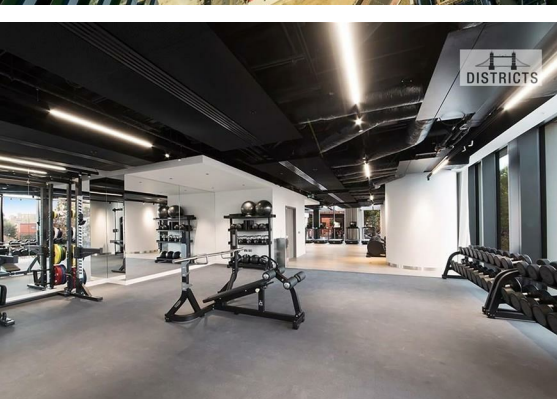
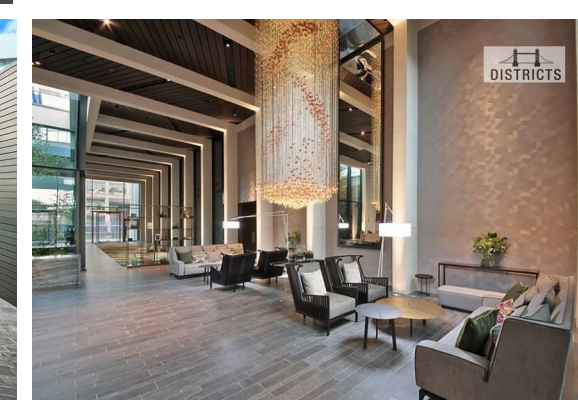
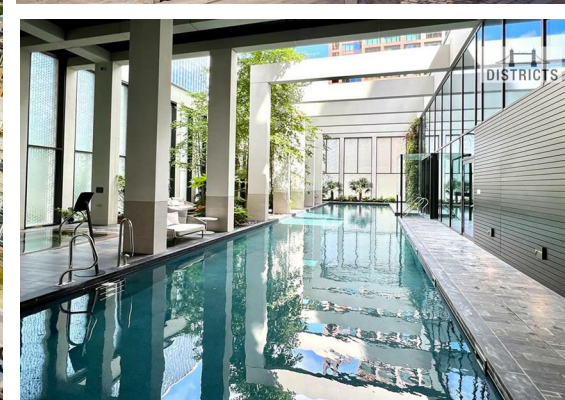
DISTRICTS

This contemporary one-bedroom apartment located in the sought after Wardian is available September. The property comprises, modern open plan kitchen living area, luxury bathroom, great storage, double bedroom and a large private balcony 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-September and offered furnished.

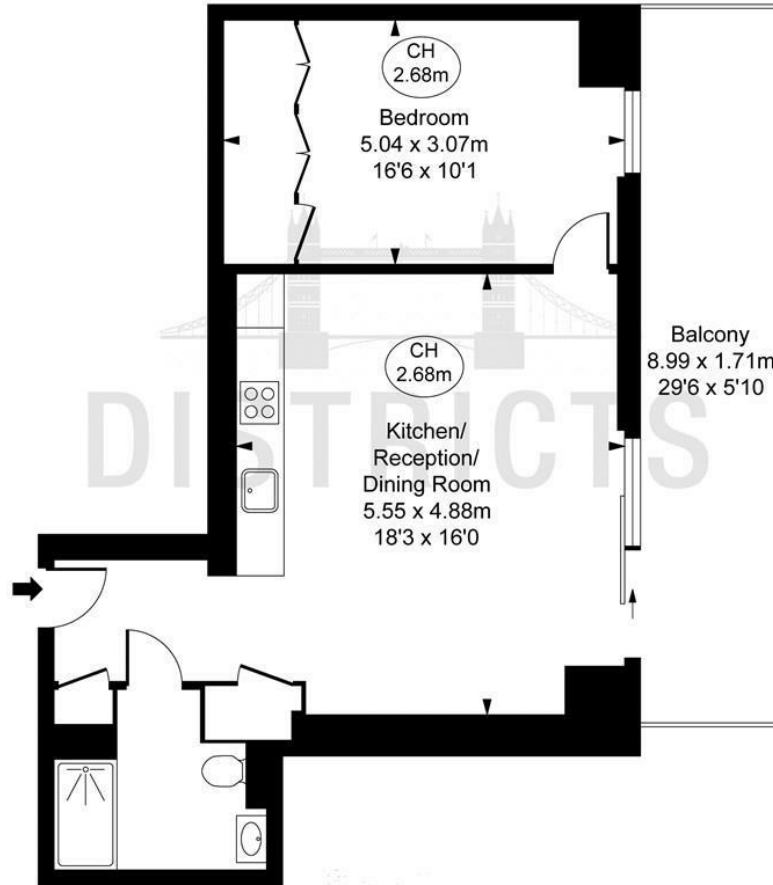
Available 02/09/2024 | Furnished

- 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 £784 (1 weeks rent) | Deposit Payable £3,920 (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





Bagshaw Building,
Wards Place, E14
Approximate Gross Internal Area
51.69 sq m / 556 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			
(81-91) B		83	83
(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.