



Flat 4604 Bagshaw Building 1 Wards Place, London, E14 9EJ

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This contemporary one-bedroom apartment located on a high floor of the sought after Warden 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.

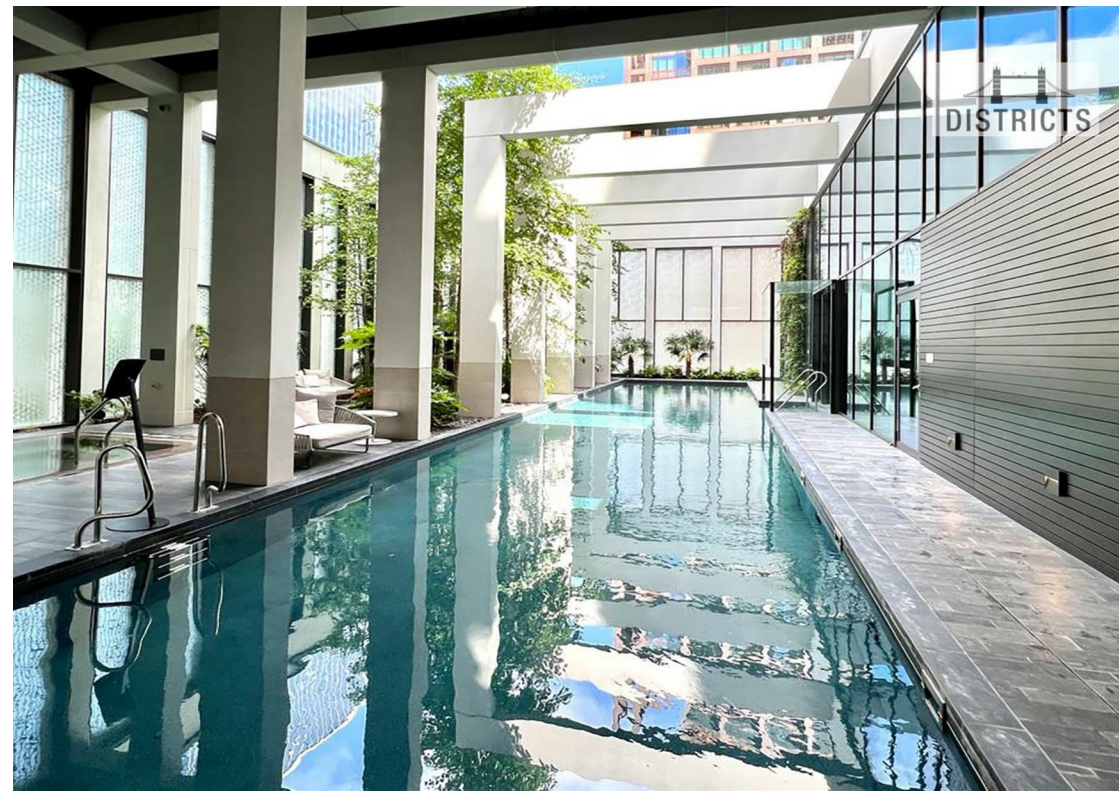
****Bedroom photos have been digitally dressed for marketing purposes.**

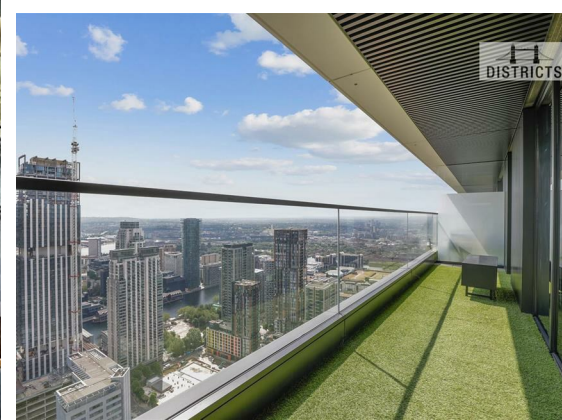
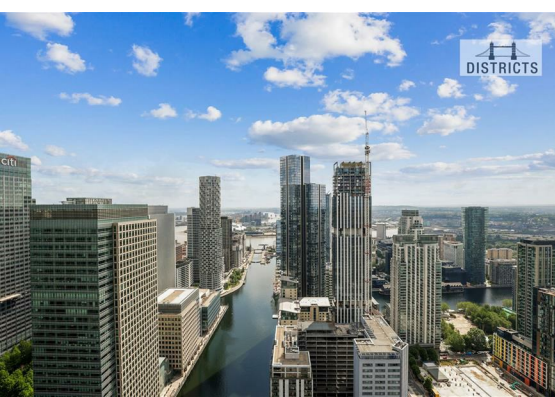
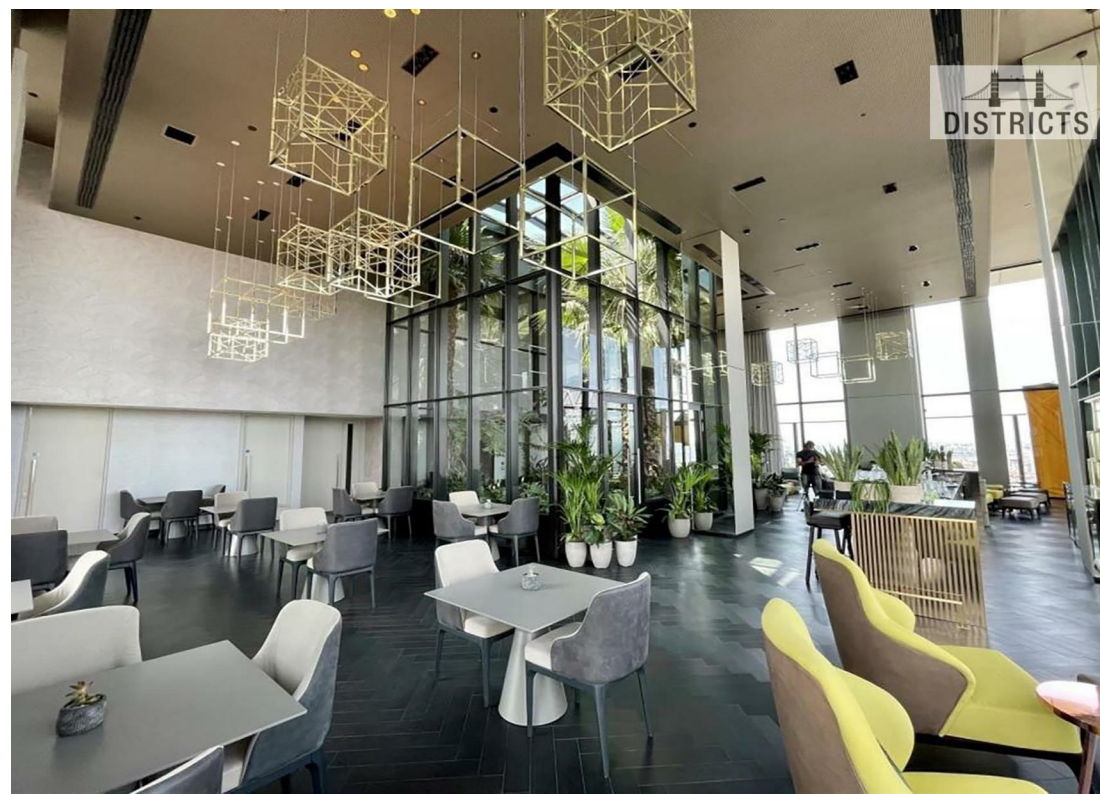
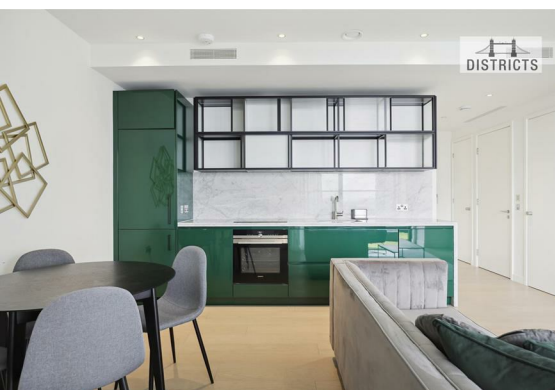
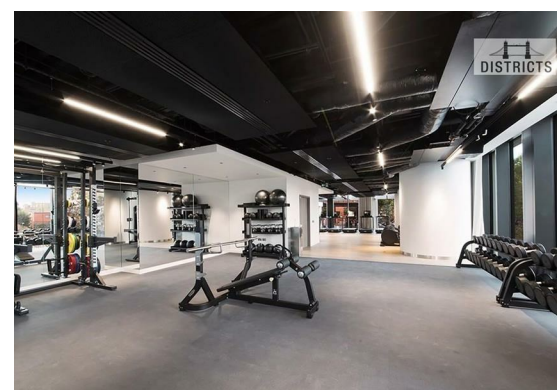
The Warden offers a High-End lifestyle for those moving in the fast lane. Located just a few moments from the heart of London's fastest growing business district, you are equally well connected, accessing London in a matter of minutes via Canary Wharf Underground / DLR / Crossrail.

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.

- Electricity supply – Mains | Water supply – Mains | Sewerage – Mains | Heating supply – Mains Underfloor heating & Comfort cooling
- To check broadband and mobile phone coverage please visit Ofcom
- EPC Rating: B
- Council Tax Band: E, Tower Hamlets
- Lift access | Cladding: EWS1 Certificate available.

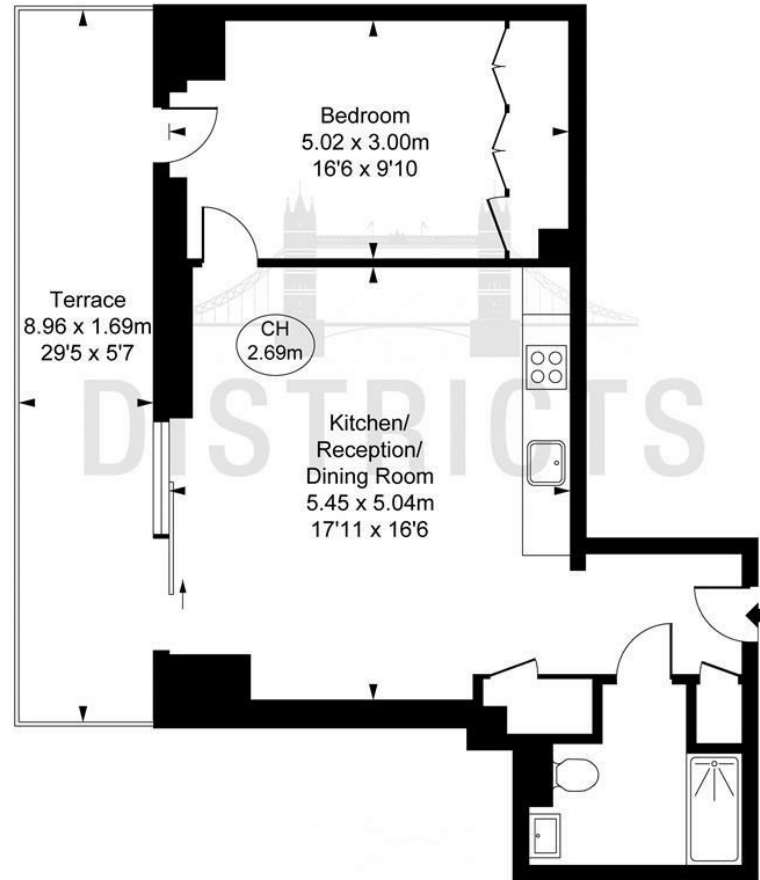
£750,000 | Service Charge: £5,579.22pa Approx. | Ground rent: £500pa | Leasehold: 991 years remaining





Wards Place, E14
Approximate Gross Internal Area
51.02 sq m / 549 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

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