



Flat 3301 Bagshaw Building 1 Wards Place, London, E14  
9DY



**DISTRICTS**



Available 05/06/2025 | Furnished

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.

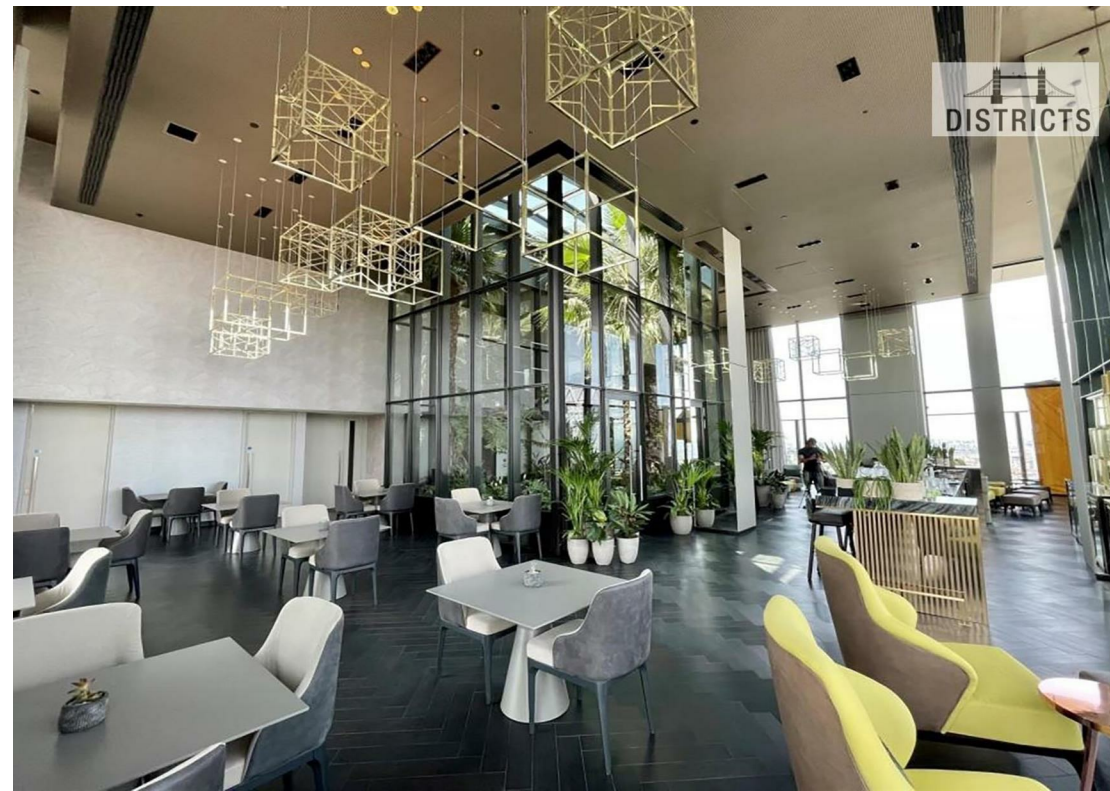
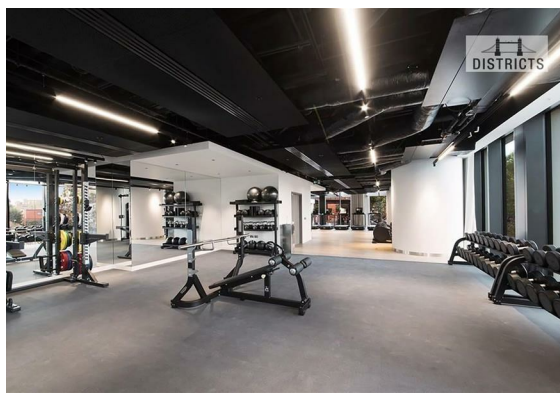
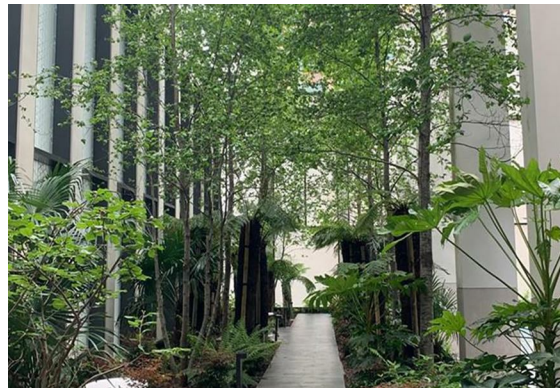
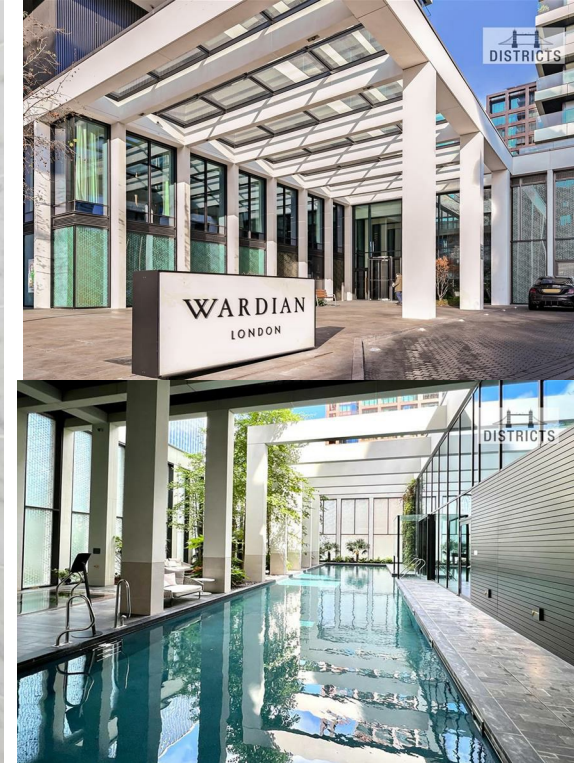
The Warden offers a High-End lifestyle for those moving in the fast lane. Located just a few moments from the heart of London's fastest growing business district, you are equally well connected, accessing London in a matter of minutes via Canary Wharf Underground / DLR / Crossrail (Elizabeth Line). As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

\*\*Photos taken are of a similar apartment for marketing purposes.

Council Tax Band: Tower Hamlets, E  
Minimum contract: 12 months  
Change of contract fee: £50 including VAT  
Lift access | Cladding: EWS1 Certificate available  
Holding Deposit - £692 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Mains | Internet: Fibre

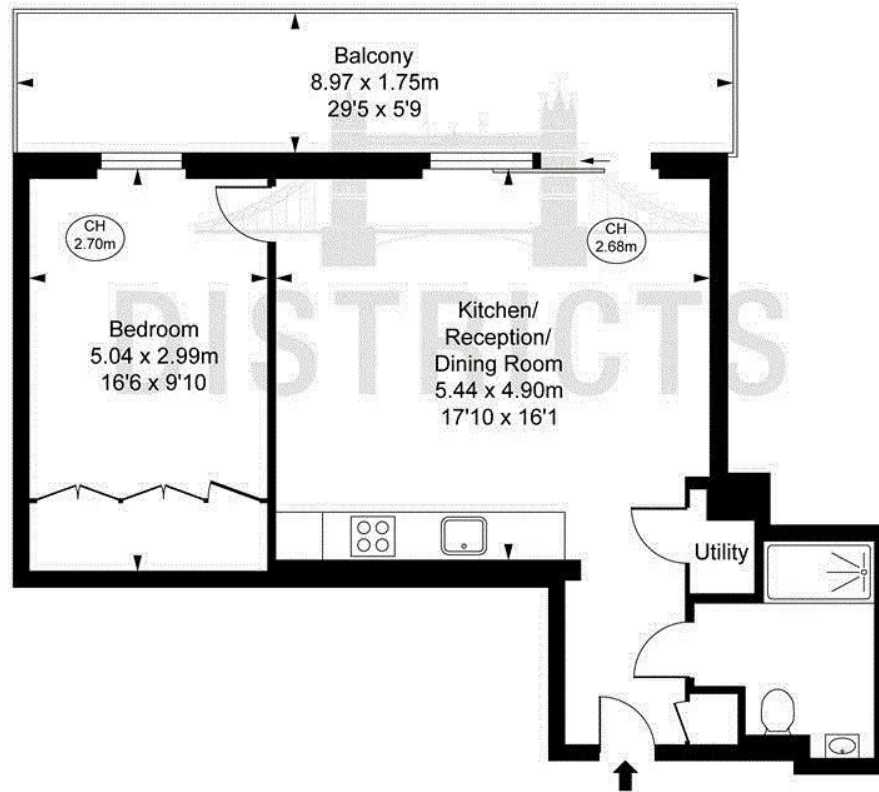
To check broadband and mobile phone coverage please visit Ofcom.  
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control







Wards Place, E14  
Approximate Gross Internal Area  
51.42 sq m / 554 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) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.