



2801 Hobart Building The Wardian, London, E14 9XJ

Asking price £630,000

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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.

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

****Photos used of a similar property for marketing purposes.**

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.

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.

Approximately 991 years remaining on lease

Ground rent amount: £500pa

Ground rent review period: Ask agent

Service charge amount: Approx.

£6,500.00pa

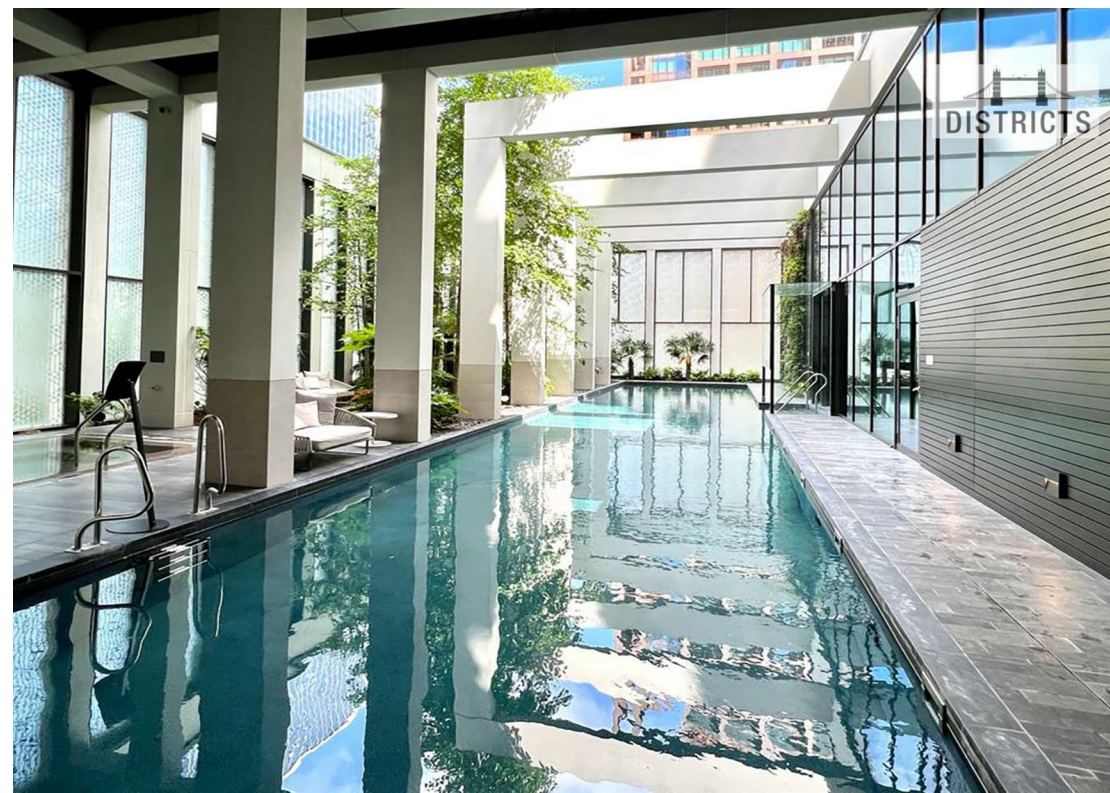
Review period: Ask Agent

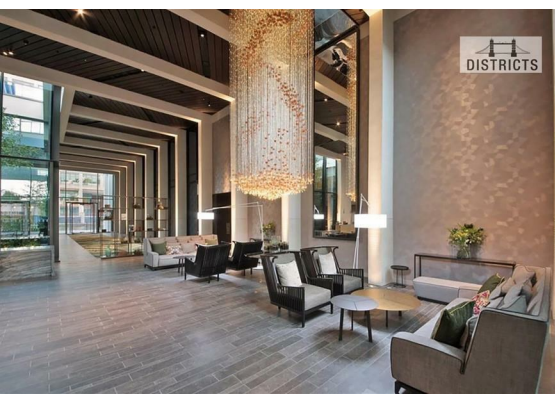
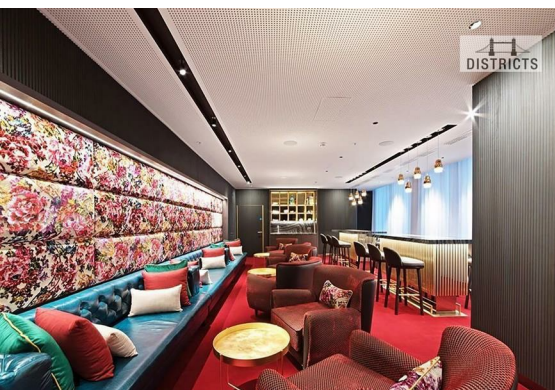
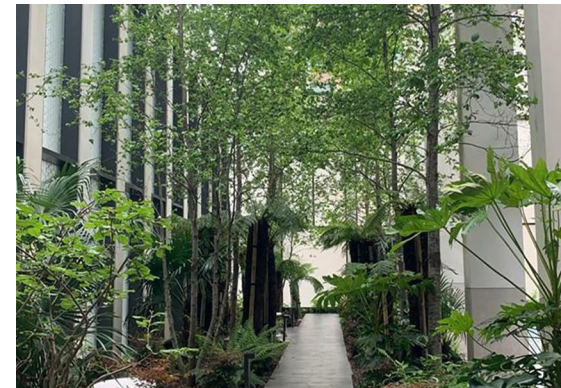
Council tax band: E - Tower Hamlets

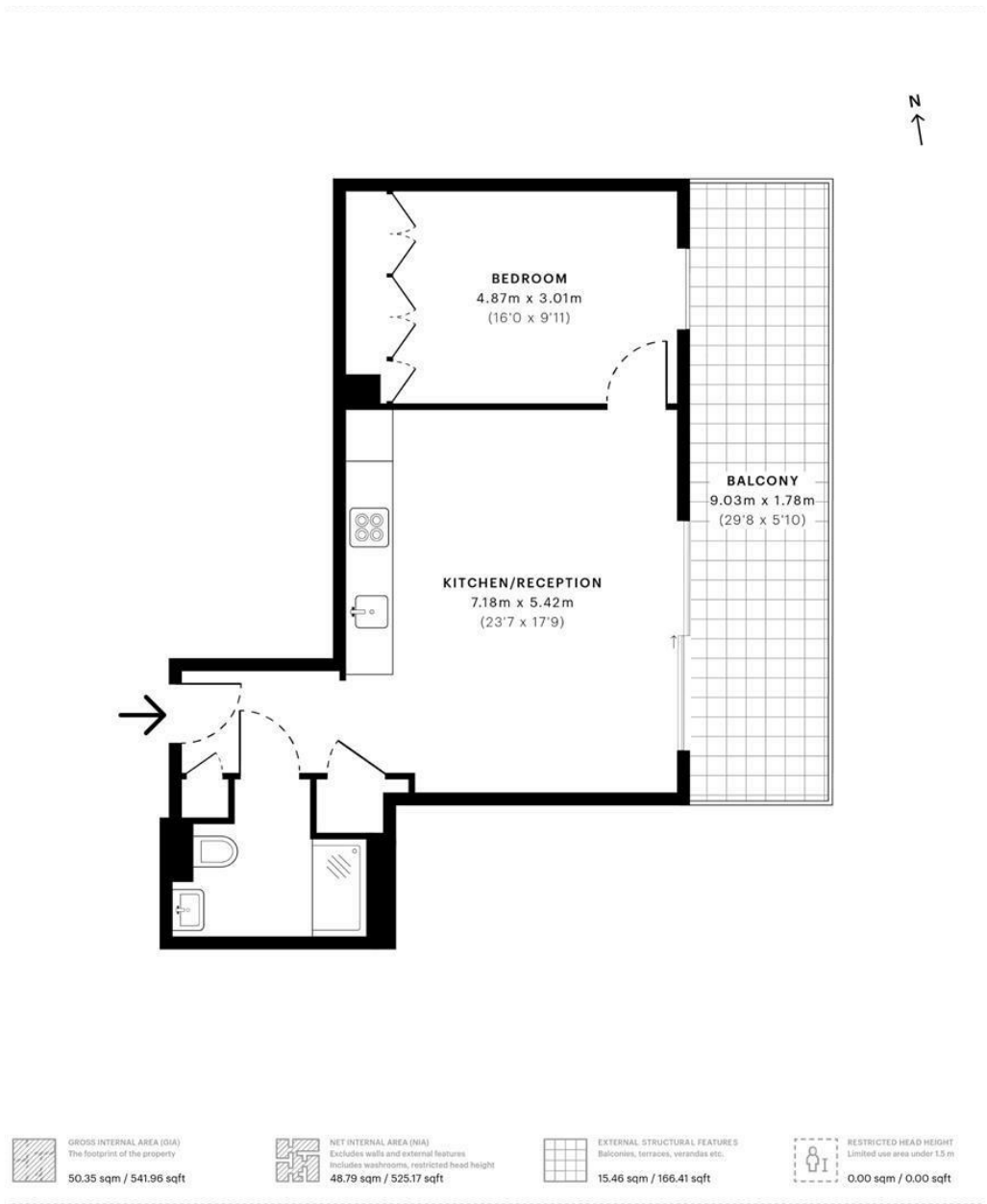
Electricity supply – Mains | Heating & Cooling – Mains | Water Supply & Sewerage – Mains | Internet: Fibre | Lift Access | Cladding: EWS1 Cert. available

To check broadband and mobile phone coverage please visit Ofcom.

To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control.







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

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