



**2.06 Bagshaw Building, 1 Wards Place, E14 9AZ**

**£570 Per week**

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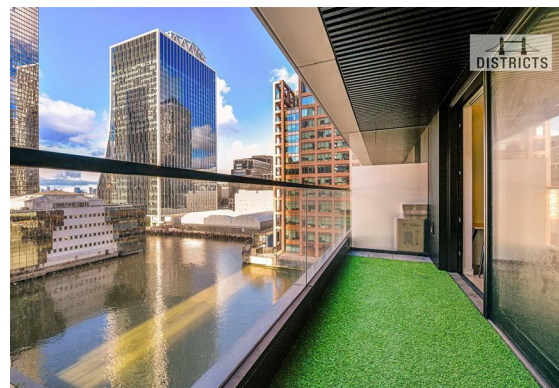


This contemporary studio apartment located in the sought after WARDIAN is now available to view. Offering stunning water views over the Canary Wharf Docks. The property comprises an open plan kitchen living area with glass divider to create an intimate sleeping space, luxury shower room, great storage and a private terrace. 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.

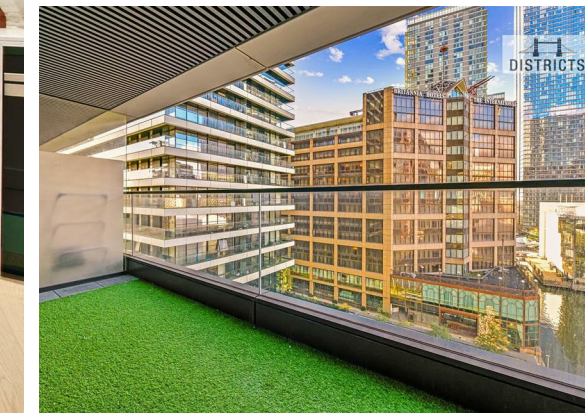
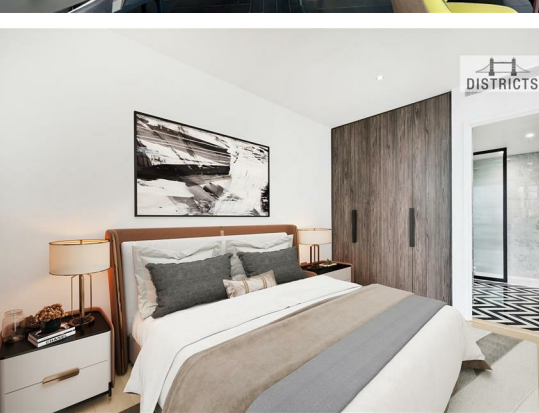
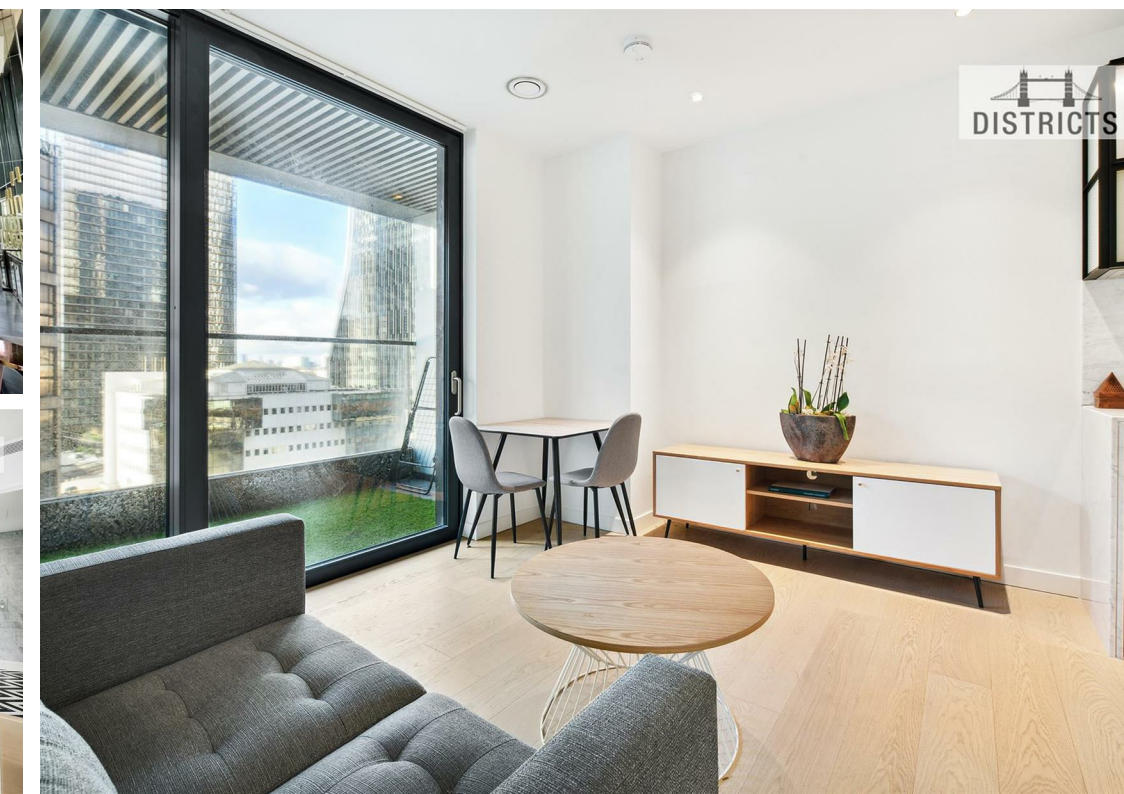
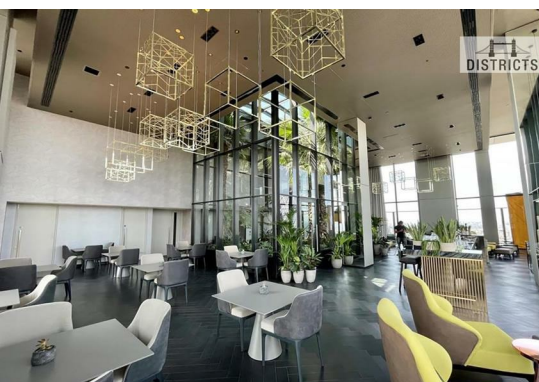
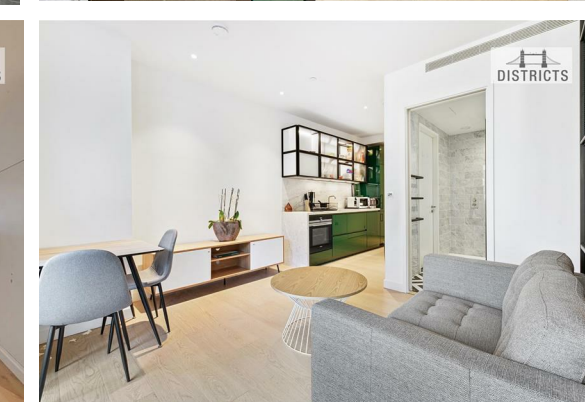
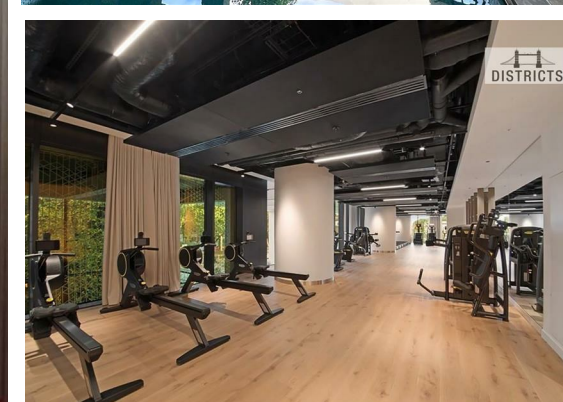
Council Tax Band: Tower Hamlets, F  
 Minimum contract: 12 months  
 Change of contract fee: £50 including VAT  
 Lift access | Cladding: EWS1 Certificate available  
 Holding Deposit - £570 (1 weeks rent, subject to agreed offer)

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





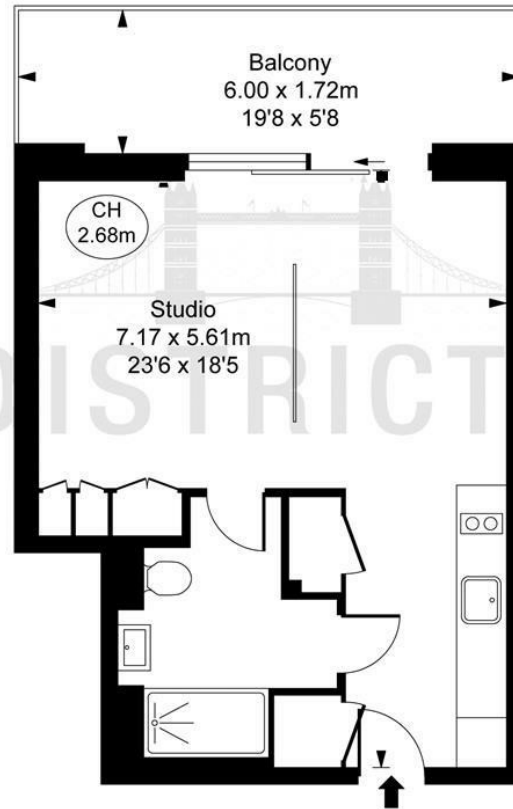




Hobart Building,  
The Wardian,  
Wards Place, E14

Approximate Gross Internal Area  
37.24 sq m / 401 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                                   | 84      | 84                      |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.