



# Bagshaw Building, Canary wharf

## £1,170,000



Nestled on the 36th floor in Canary Wharf, this two-bedroom apartment offers a captivating open-plan living space and a sprawling wrap-around balcony that showcases breathtaking city and river vistas.



CROWN  
LUXURY HOMES

lettings@crownluxuryhomes.com  
+44 2035 143482

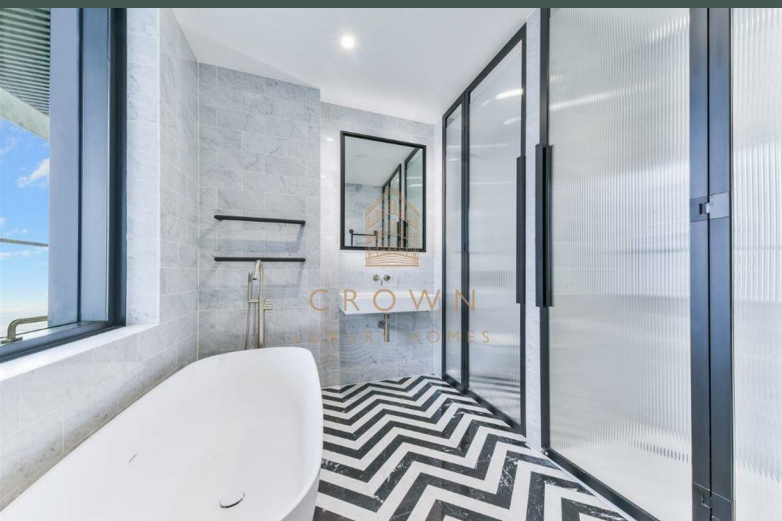
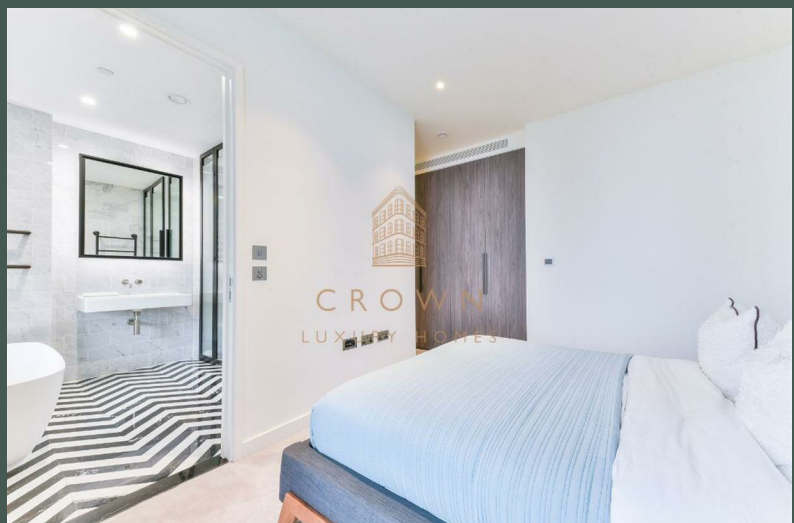
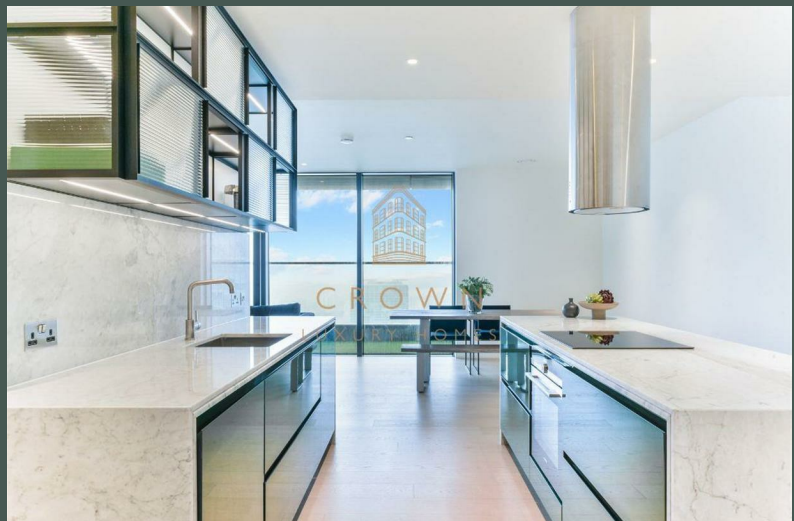




- Wrap-around balcony
- Panoramic city views
  - 24/7 concierge
  - Residents' Gym
  - Residents' Lounge

- 36th floor
  - Modern furniture
- Residents' Swimming Pool
- Residents' Cinema room
- Onsite mini-market





## The Property

The meticulous attention to detail throughout this property truly sets it apart. Every element has been meticulously crafted, showcasing an extraordinary level of design and care. This dedication extends to the Warden as a whole, earning its reputation as an exceptional residential haven dedicated to the health and well-being of its esteemed residents.

Upon entering the living and dining area, one is immediately struck by the seamless fusion of design elements, creating an effortlessly stylish and modern living environment. Elevated high above the city, this sophisticated space exudes comfort and tranquillity, leading to an extraordinary balcony spanning the property's circumference. With panoramic city views, this vantage point is unparalleled, even within this prestigious part of London.

The dining area, spaciouly appointed, complements the open-plan kitchen featuring a delightful breakfast bar—an ideal spot to embark on the day. The fully fitted kitchen, equipped with integrated appliances and ample storage, ensures ease and pleasure in navigating culinary endeavours. This area serves as the heart of the property, balancing urban sophistication with the comforting ambiance of a true home.

The main bathroom, finished to impeccable standards, boasts a sizeable walk-in shower with a rain shower head, mirrored cabinets, and exquisite tiled finishes. The main bedroom impresses with floor-to-ceiling integrated wardrobes, expansive windows, and direct access to the magnificent balcony. Additionally, an en-suite bathroom offers a stand-alone tub, a separate walk-in shower, and the same vibrant cosmopolitan design. Meanwhile, the second bedroom, bright and airy, offers versatility, ideal for use as a home office or study.

The Bagshaw Building is a modern residential tower within the prestigious Warden development in Canary Wharf, offering luxurious living with stunning views of London's skyline. Residents enjoy exclusive amenities, including a 25-meter swimming pool, gym, cinema room, and a stylish lounge as well as always greeted by the 24/7 concierge team.

Its prime location provides easy access to Canary Wharf's business district, shopping, dining, and excellent transport links via the Elizabeth Line, Jubilee Line and DLR.



Local Council: Tower Hamlets  
Council Tax Band: F  
Leasehold

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	

