



# Bagshaw Building

1 Wards Place, E14

Offers in excess of £1,400,000

A 51st floor luxury two bedroom apartment with stunning views positioned in the Bagshaw Building of The Wardian. A premium location and a desirable dual aspect facing South and West will make this a popular choice. Parking space included!



# Bagshaw Building

1 Wards Place, E14

- 2 Bedroom Apartment on the 51st Floor
- Internal Floor area 865 sq ft
- Garden Balcony of 346 sq ft
- Dual Aspect -Outstanding Views South/West
- Landscaped Terrace
- Parking space
- Concierge, gym, swimming pool and cinema room
- Rooftop observatory and bar



Positioned on the South-West corner of this landmark building and benefitting from stunning views of the Local area and River Thames, this stunning 51st floor apartment measures 865 sq ft with an additional wrap around landscaped terrace space.

The main open plan living space has plenty of room for dining and entertaining and features wonderful views. The designer kitchen comes with a range of fitted kitchen appliances and has a good amount of storage space, complemented by polished stone work surfaces. The main bedroom has direct access to the terrace featuring views of the River Thames. There are fitted wardrobes and both bedrooms are finished with luxury carpets.

With the centre of Canary Wharf just a few minutes' walk away this well located apartment has a vast choice of shops, restaurants, bars and green open spaces nearby and with the Jubilee Line, Elizabeth Line and the DLR all within a few minutes' walk commuting across town is a breeze.

Each resident becomes a member of The Wardian Club, with access to first class facilities including a private dining area, rooftop observatory and bar, gymnasium with state-of-the-art equipment and Yoga studio and a 25m swimming pool. There are garden sanctuaries to be encountered throughout the building, displaying tranquil arrangements of trees and plants sourced from across the world.

**Tenure:** Leasehold 981 years 9 months

**Service Charge:** £10604.32 approx.

**Ground Rent:** £800

**Local Authority:** Tower Hamlets

**Council Tax Band:** F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

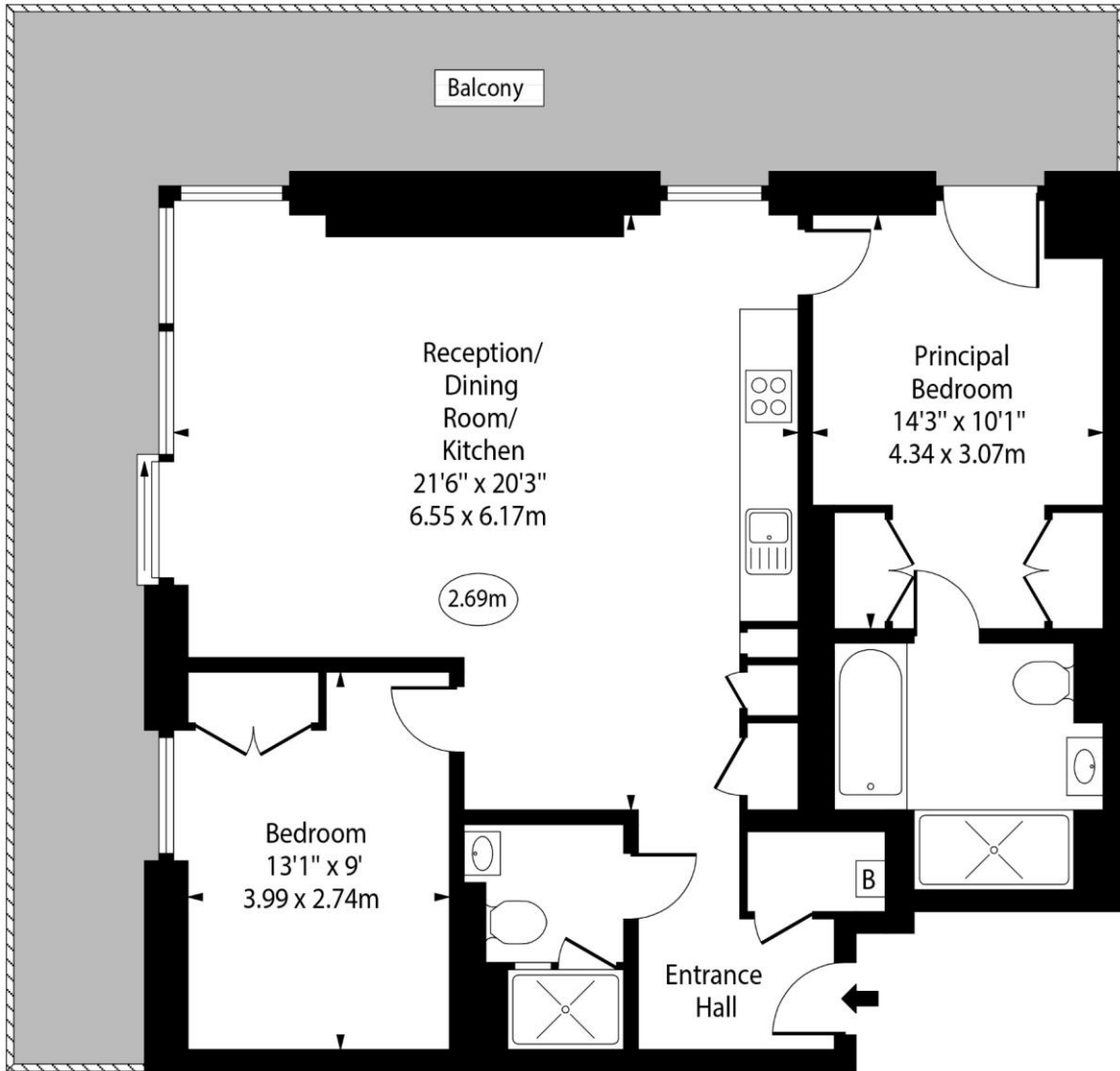
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Bagshaw Building,  
Wards Place, E14



○ - Ceiling Height



Fifty First Floor

Approx Gross Internal Area 865 Sq Ft - 80.36 Sq M

For Illustration Purposes Only - Not To Scale

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