



Hobart Building

2 Wards Place, E14

Asking Price £1,075,000

A superb 28th floor two bedroom, two bathroom apartment, with wrap-around balcony, located in one of E14's new premier developments, Warden.



Hobart Building

2 Wards Place, E14

- 2 Bedroom Apartment on the 28th Floor
- Internal Floor area 875 sq ft
- Garden Balcony of 359 sq ft
- Dual Aspect -Outstanding Views North & East
- Landscaped Terrace
- Concierge, gym, swimming pool and cinema room
- Rooftop observatory and bar



This apartment has been beautifully maintained by the current owners and provides accommodation approx. 875sq ft of internal space.

The reception room is a bright and airy, open-plan living-kitchen arrangement, with excellent mod-cons built-in, and benefits from direct access to a full wrap-around private balcony, offering amazing views through to the river Thames and the wider Canary Wharf estate. The Vendors chose the developers option to have a fully irrigated, patio garden on the terrace, which is low maintenance and helps create a much more relaxing environment to enjoy.

The principle bedroom suite is of a generous size, is wonderfully presented and has a sumptuous feel. The en-suite shower room is stylishly finished and the vendors have installed a custom vanity cabinet under the sink, creating an air of luxury.

The second bedroom works well as a home office or, as a flexible guest bedroom, courtesy of the bespoke and innovative Kubbiko cabinetry arrangement that has been designed perfectly for this space. The main three-piece bathroom is spacious and finished to the same high standard as the en-suite, just-off the principle bedroom and includes the same custom under basin cabinet.

Tenure: Leasehold 991 years remaining approx.

Service Charge: £8943 approx. Reviewed Annually.

Ground Rent: £750 Reviewed every 15 years and increasing in line with RPI from the commencement date of the Lease.

Local Authority: Tower Hamlets

Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B	86	86
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Canary Wharf & Greenwich Sales

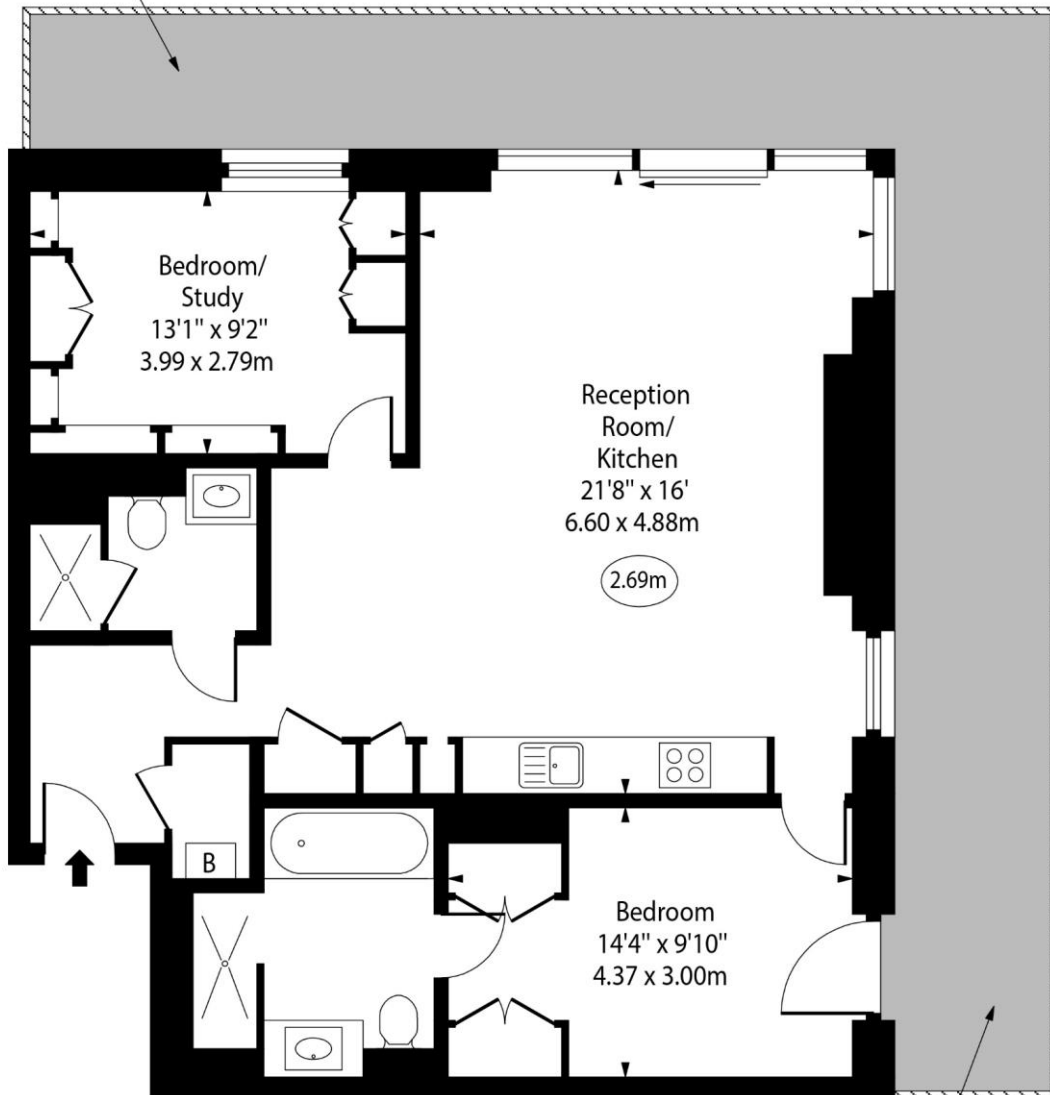
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Terrace
Garden
36' x 4'8"
10.97 x 1.42m
(approximate)

○ - Ceiling Height



Terrace
Garden
38'2" x 5'9"
11.63 x 1.75m
(approximate)

Twenty Eighth Floor

Approx Gross Internal Area 875 Sq Ft - 81.29 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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