



# Hobart Building

2 Wards Place, E14

Asking Price £1,050,000

A superb 28th floor two bedroom, two bathroom apartment, with wrap-around balcony with bespoke self-watering garden package, located in E14's new premier development, Wardian.



# 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.

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 (300m), Elizabeth Line (600m) and Heron Quay DLR (200m) all within close reach, 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, yoga studio, two saunas, an outdoor 25-meter heat-water swimming pool, working space and meeting rooms, and a luxury private cinema. The outstanding lobby building welcomes residents with garden sanctuaries, dwell spaces and a 24/7 Concierge service.

**Tenure:** Leasehold – 991 years remaining approx.  
**Service Charge:** £8,943pa approx.  
**Ground Rent:** £750pa reviewed every 15 years increasing in line with RPI  
**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	86	86
(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	

### Chestertons Canary Wharf & Greenwich Sales

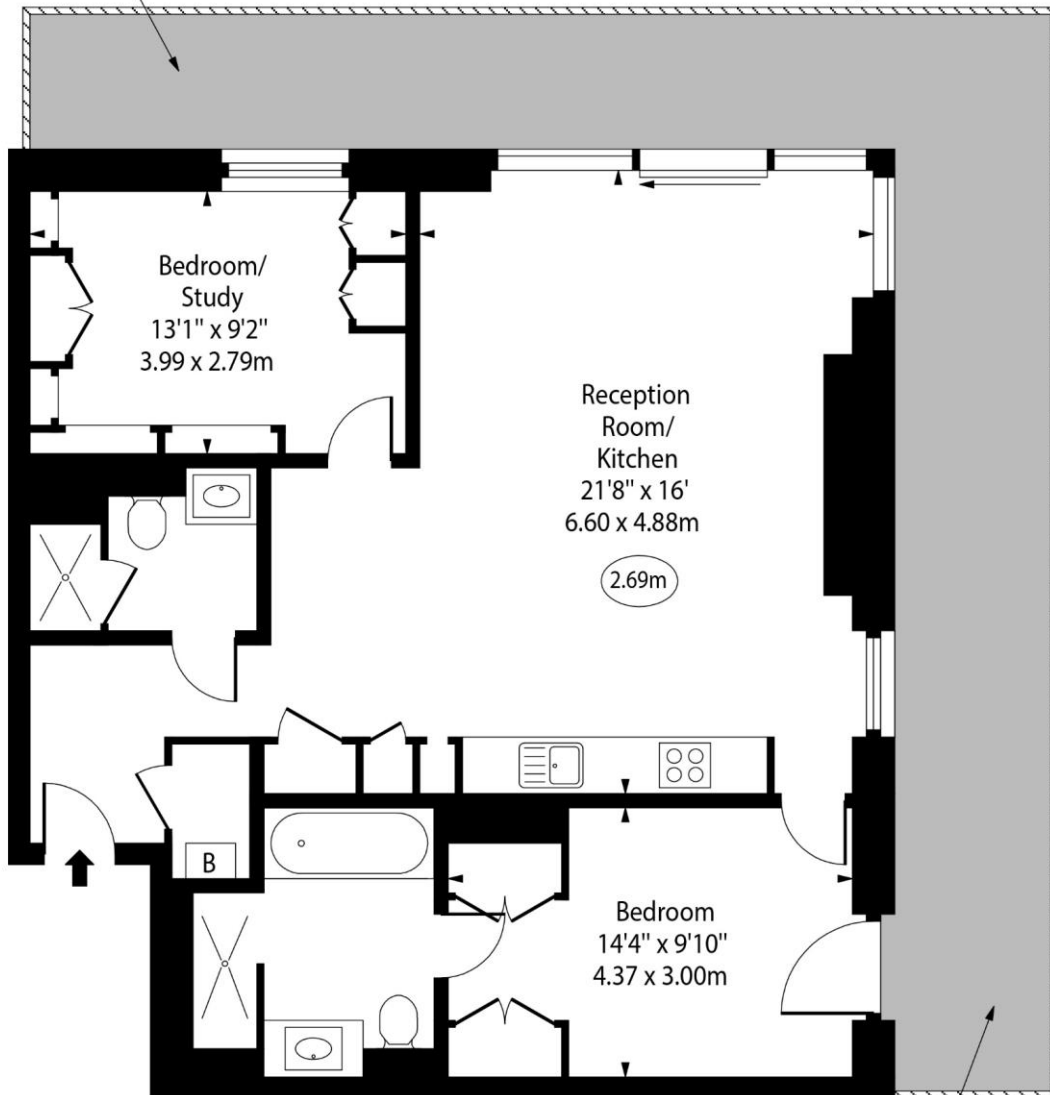
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# Hobart Building, Wards Place, E14



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](http://www.goldlens.co.uk)

Ref. No. 024368K

