



# Bagshaw Building

1 Wards Place, E14

Asking Price £965,000

A 19th floor luxury two bedroom apartment positioned in the Bagshaw building of The Wardian development in Canary Wharf. A premium location and a desirable dual aspect facing South and West. Viewing highly recommended!



# Bagshaw Building

1 Wards Place, E14

- 2 bedroom apartment located on the 19th floor of Bagshaw Building in The Wardian
- Premium development in the heart of Canary Wharf
- Concierge service
- Internal Floor area 853 sq ft
- Private wrap around garden balcony
- Dual Aspect -Outstanding Views South/West
- Wardian Club membership with access to residents 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 19th floor apartment measures 853 sq ft with an additional wrap around terrace. 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 garden terrace. 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 – 991 years remaining approx.
- Service Charge:** £8,544pa approx.
- Ground Rent:** £750 reviewed and increased each subsequent 15th anniversary of the Commencement date as per terms set in lease
- Council Tax Band:** F
- Local Authority:** Tower Hamlets

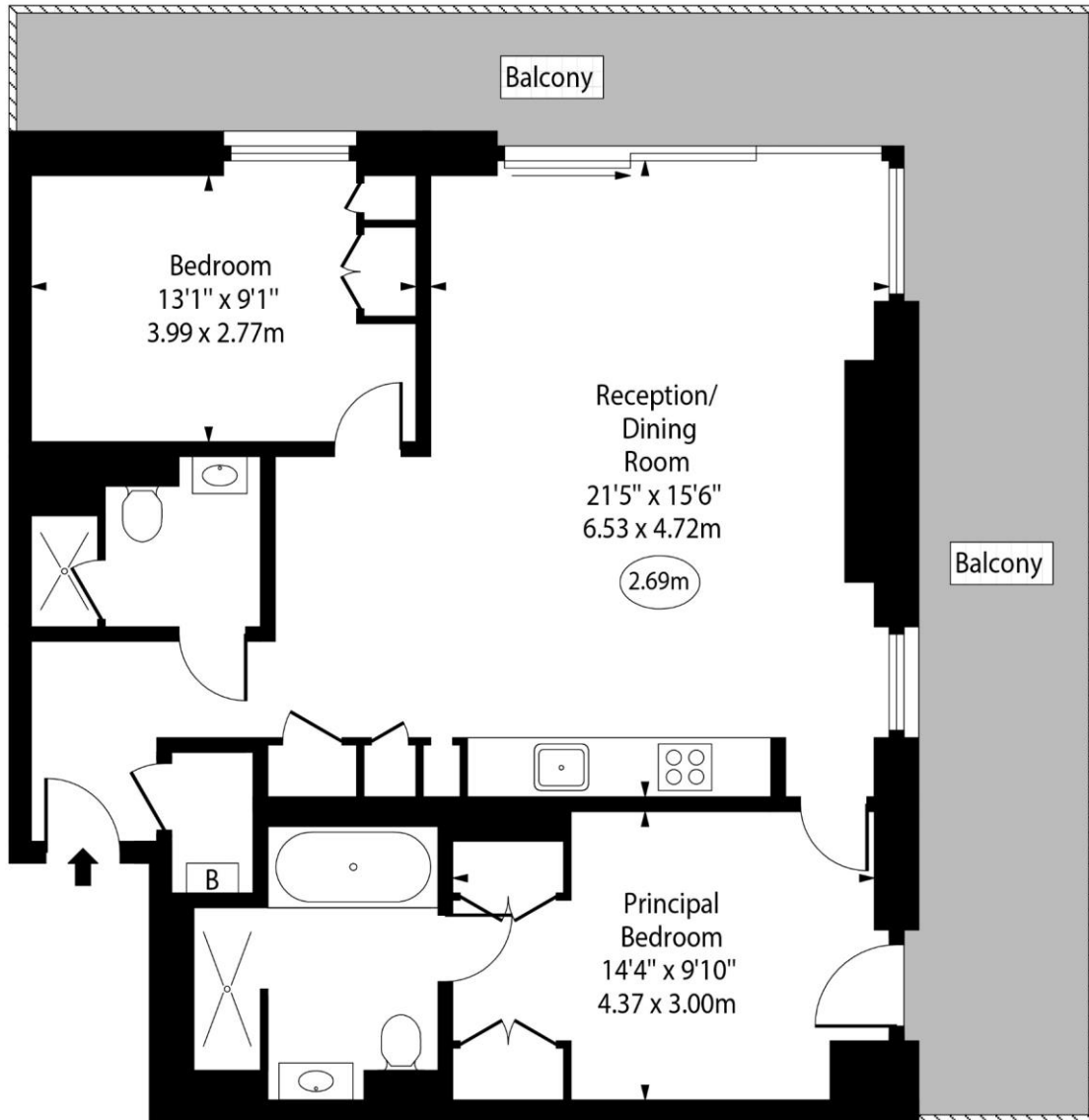
Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92-100)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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# Bagshaw Building, Wards Place, E14

○ - Ceiling Height



Nineteenth Floor

Approx Gross Internal Area      853 Sq Ft - 79.24 Sq M

For Illustration Purposes Only - Not To Scale

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

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