



# Bagshaw Building

E14

Offers in Excess of £600,000

A superb 29th floor one apartment, with wrap-around balcony amazing views of Canary Wharf, located in E14's new premier development, Warden.

CHESTERTONS





# Bagshaw Building

E14

- One Bedroom Apartment on the 29th Floor
- 536 sq ft of Internal Living Space
- East-Facing Balcony 159 sq ft
- Highly regarded on-site concierge
- Communal Facilities Include a Full Gym, Swimming Pool, Cinema and Office rooms
- Superb Rooftop Observatory & Residents Bar
- Offer Chain Free





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 an east-facing balcony, offering amazing views across the Canary Wharf estate, South Quay and further to the wider Southeast.

The bedroom suite is of a generous size, is wonderfully light and provides an abundance of built-in storage/wardrobes. The main three-piece bathroom is spacious and sumptuously finished in grey marble, which is emblematic of the high-quality finish one can expect for the rest of the development as well.

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.

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.

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**Tenure:** Leasehold 990 years approx. remaining.

**Service Charge:** £5962 pa. approx.

**Ground Rent:** £500 pa. Increasing every 15 years in line with RPI.

**Local Authority:** Tower Hamlets

**Council Tax Band:** E

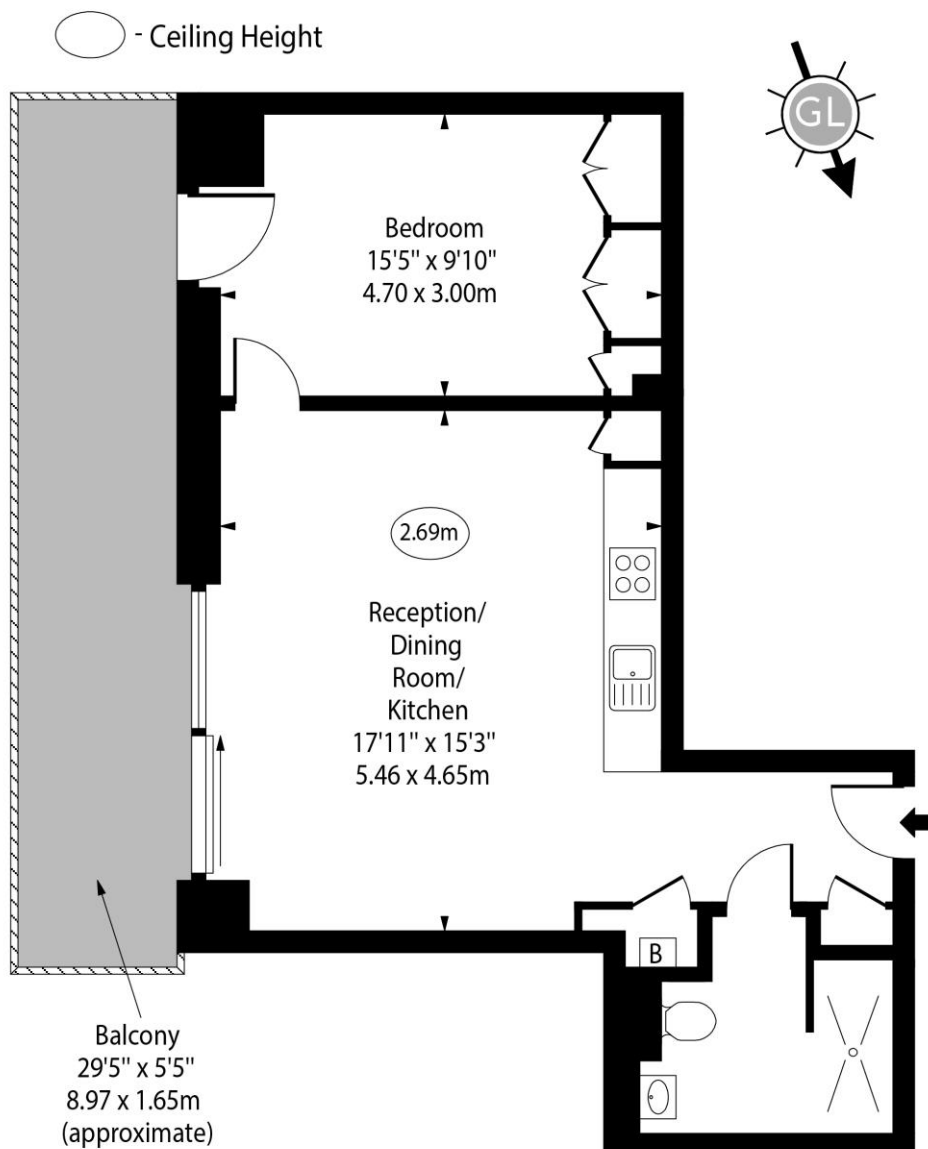
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### *Chestertons Canary Wharf & Greenwich Sales*

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# Bagshaw Building, E14



Twenty Ninth Floor

Approx Gross Internal Area      536 Sq Ft - 49.79 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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