



Bagshaw Building

1 Wards Place, E14

Asking Price £600,000

A stunning one-bedroom apartment located in Bagshaw Building, forming part of the highly desired, Warden development in E14. The property is on the 6th floor. Residents benefit from 24-hour concierge, 25m pool, roof garden & observatory, cinema, gym and business lounge.



Bagshaw Building

1 Wards Place, E14

- Luxury Specification and Design.
- Private 160ft Balcony Overlooking South Dock.
- 24 Hour Concierge.
- Superbly Located for Canary Wharf.
- Residents Gym and Swimming Pool.
- Business Lounge.
- Roof Garden and Observatory.



A stunning one bedroom apartment located in Bagshaw Building, forming part of the highly desired, new Wardian development in E14. The property is situated over the 6th floor and benefits from an open plan kitchen living area, double bedroom with built in wardrobes, stylish shower room and generous private balcony overlooking Canary Wharf's South Dock. Residents of Wardian will benefit from twenty four hour concierge, 25m pool, roof garden & observatory, cinema, gym and business lounge.

The Wardian is ideally located in Canary Wharf which has now overtaken the City of London as Europe's pre-eminent financial hub. The location enjoys unparalleled transport connections including the Elizabeth line, Jubilee Line, Docklands Light Railway, Thames Clipper boat services and European flights via London City Airport. The Canary Wharf shopping malls are just across the South Dock Footbridge.

Tenure: Leasehold 991 years 8 months

Service Charge: £3500 approx

Ground Rent: £500

Local Authority: Tower Hamlets

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)	85	85
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

Harbour Island

28 Harbour Exchange Square

London

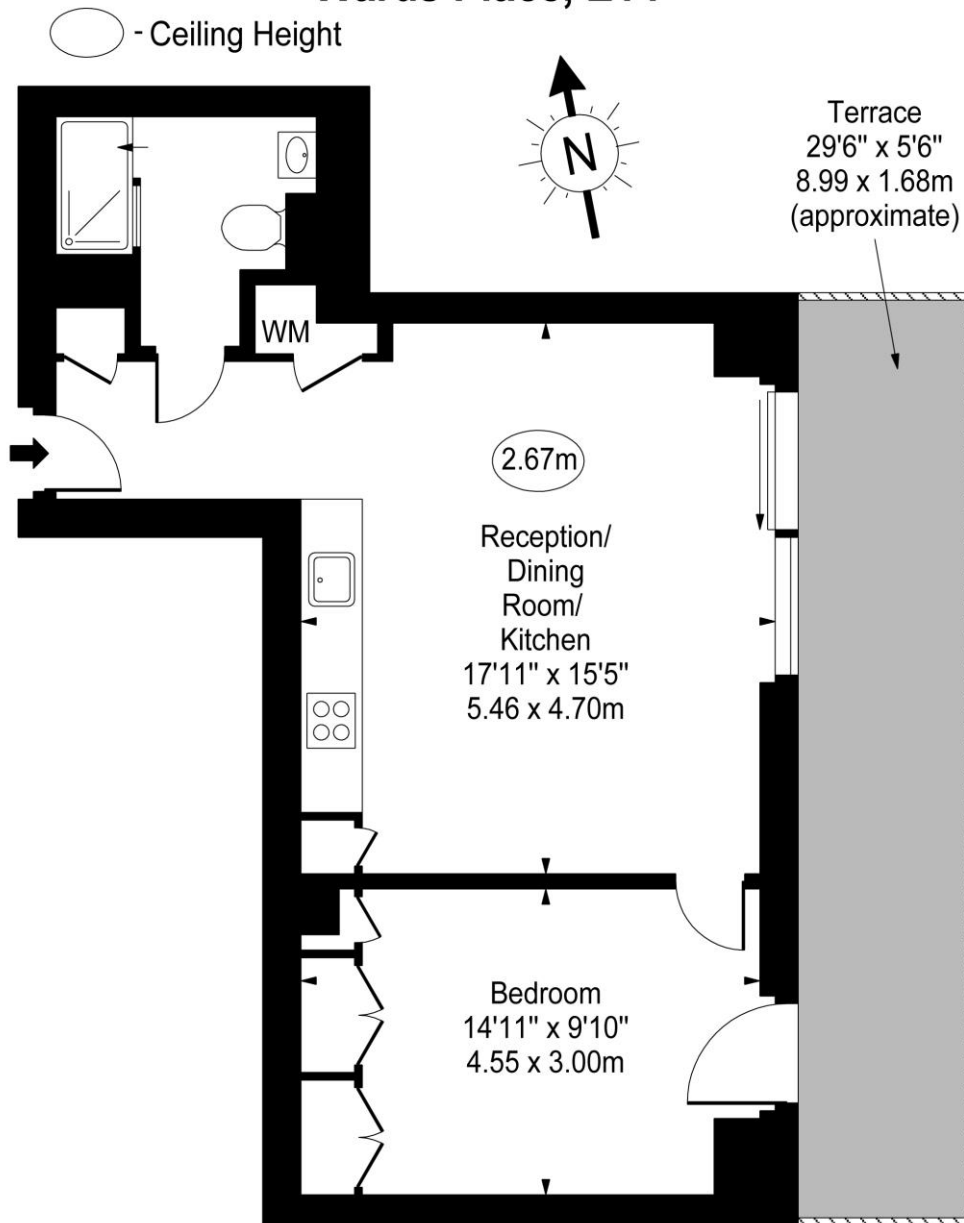
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Bagshaw Building, Wards Place, E14



Fifth Floor

Approx Gross Internal Area **538 Sq Ft - 50.00 Sq M**

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 015848M

