



## Hobart building, 2 Wards Place, Canary Wharf E14

**£514 Per Week**

Compton Reeback are pleased to present this beautiful studio apartment positioned in Warden's Hobart Building. The property comprises an open plan kitchen living area with divider to create intimate sleeping space, a modern and well presented bathroom as well as fantastic views overlooking Canary Wharf. Residents have access to exclusive first class facilities, including a private dining area, a rooftop observatory and bar, and a magnificent gym with state-of-the-art equipment. Ideally located in Canary Wharf, Warden enjoys unparalleled transport connections. These include the Jubilee Line, Docklands Light Railway, Thames Clipper boat services and European flights via London City Airport. Available beginning of May. EPC rating B.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Est. 1995

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimeters), 1m (one meter) = 3.29'(feet)

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