

## The Wardian, Hobart Building, London, E14 9XJ

- 1 Bedroom - Newly Built Apartment
- Luxury Furniture Pack
- 5 minutes from Canary Wharf Station
- 25m Swimming Pool
- Gym & Yoga Studio
- 26th Floor
- Open plan living
- Concierge & Grand Lobby
- Spa & Steam Room
- Leasehold

**Offers In Excess Of £650,000**

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# The Wardian, Hobart Building, London, E14 9XJ

## DESCRIPTION

\*360 Virtual Tour Available\*

Hunters Tower Bridge are delighted to market this brand new open-plan apartment in Wardian, London. The property has eastern spectacular views over Canary Wharf and comes fully furnished boasting a modern feel.

Set on the 26th floor, this 548 sq.ft east-facing apartment boosts spectacular views of Canary Wharf. This new property is full furnished and comes with exclusive membership to The Wardian Club. The Sky Lounge, private dining, 25 meter swimming pool and gym are all accessible in the building.

The property is fully furnished with a luxury furniture pack inclusive of kitchenwear and extras.

The Wardian has excellent transport links, with a short walk from South Quay Station, Heron Quay and Canary Wharf Stations. Crossrail is also soon to be developed and completed, allowing quick access to West London.

Restaurants, bars, shops, cinemas, and gyms are all easily accessed.

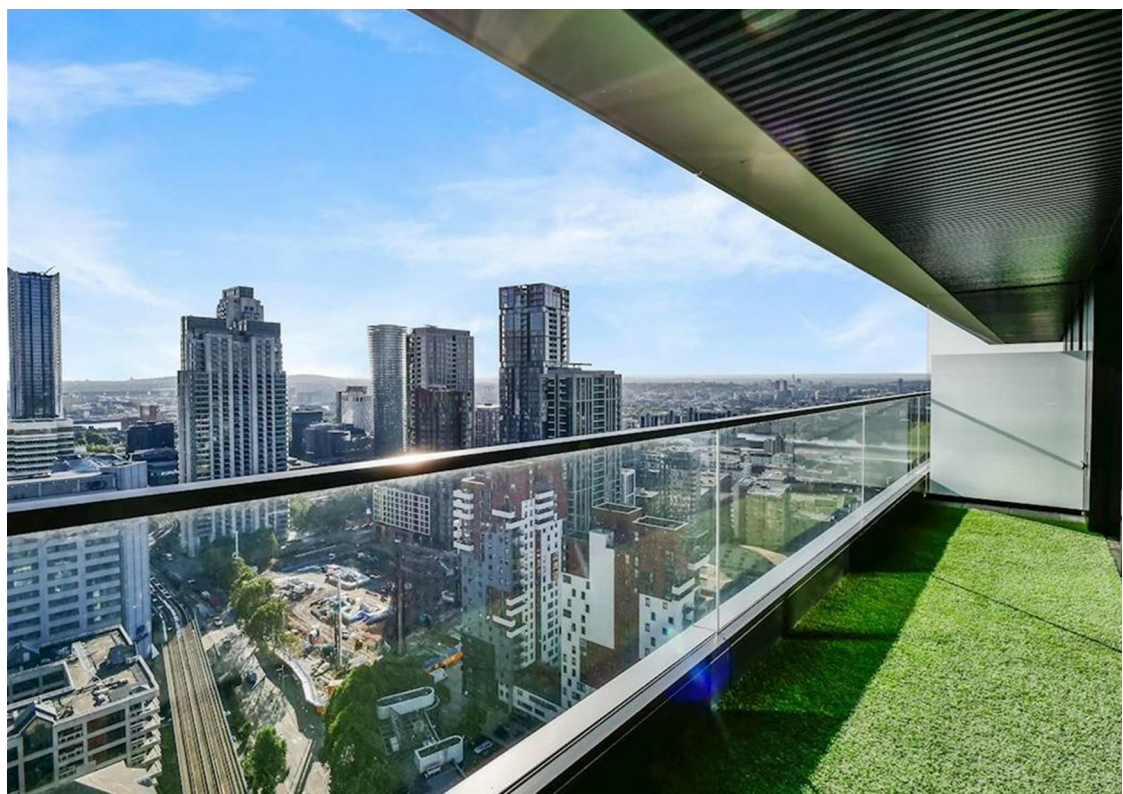
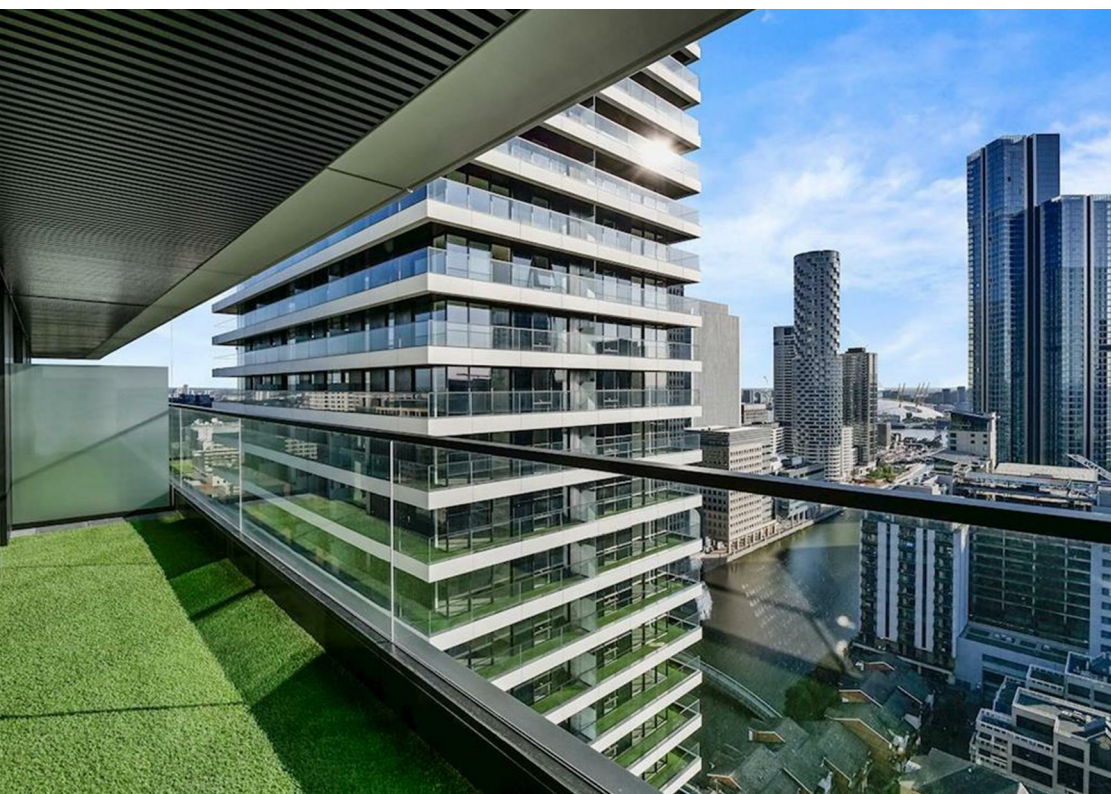
Located and within easy access of great transport links and amenities.

We have a 360 virtual video tour to showcase the apartment. You can watch this in the gallery above so you can get a real feel of the apartment.

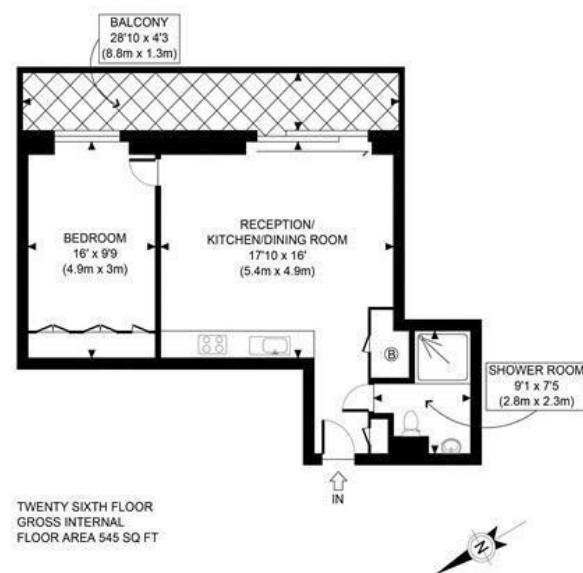
Get in touch with our Hunters team in Tower Bridge for more details, we would love to be able to show you around in person and if you have any questions about this property, please do not hesitate to contact us.











APPROX. GROSS INTERNAL FLOOR AREA 545 SQ FT / 51 SQM	Wardian E14
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 12/10/20 photoplan

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

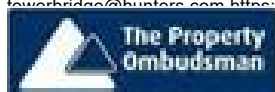
## Viewing

Please contact our Hunters Tower Bridge Office on 020 8168 5555 if you wish to arrange a viewing appointment for this property or require further information.

Unit 1 Telfords Yard, London, E1W 2BQ

Tel: 020 8168 5555 Email:

towerbridge@hunters.com <https://www.hunters.com>



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