



Bagshaw Building

1 Wards Place, E14

Offers in Excess of £900,000

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 Warden
- Premium development in the heart of Canary Wharf
- Concierge service
- Internal Floor area 853 sq ft
- Private wrap around garden terrace
- Dual Aspect -Outstanding Views South/West
- Warden 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 garden 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 in both bedrooms and they 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 990 years 8 months

Service Charge: £9301.46 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

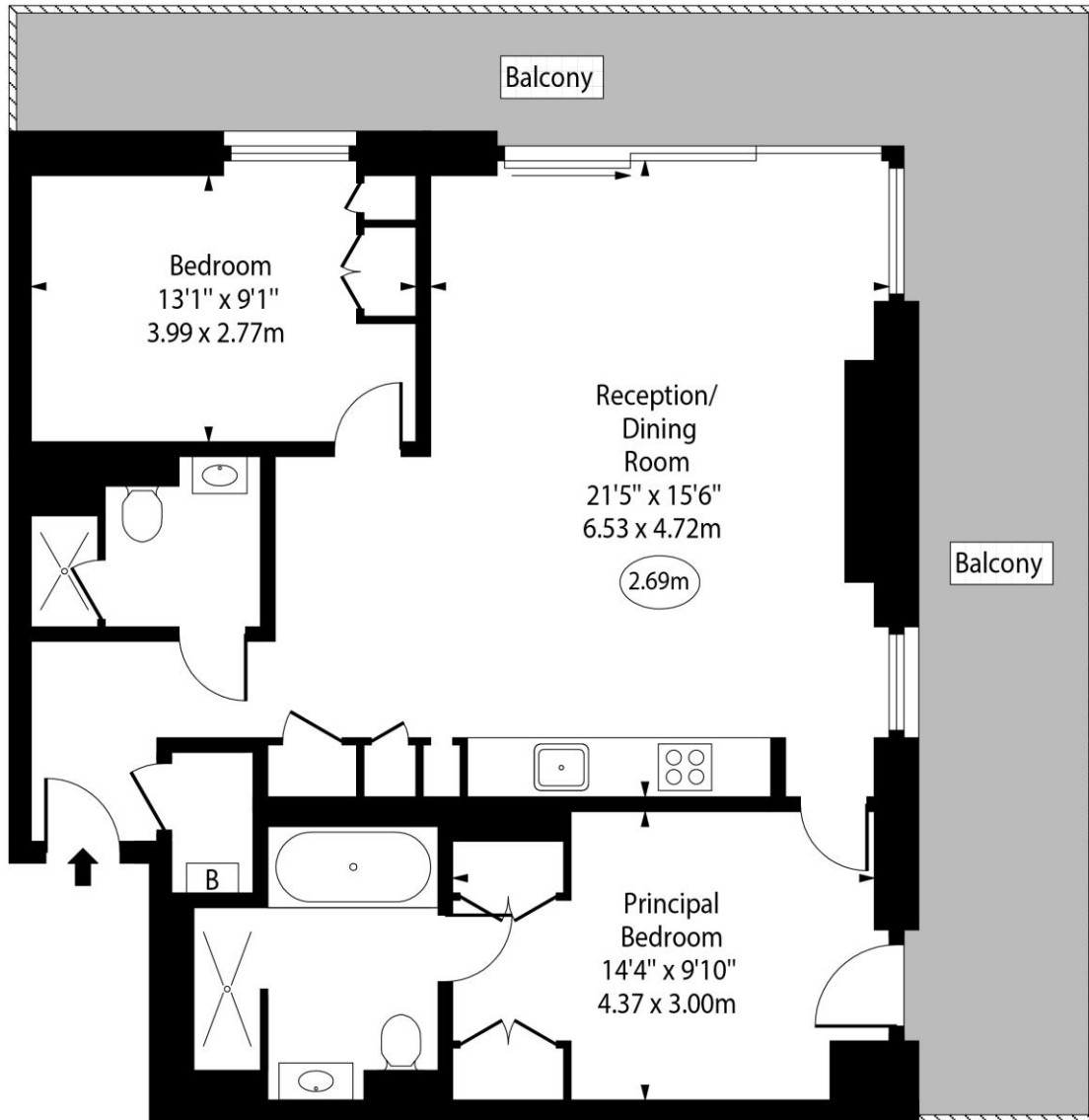
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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○ - 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

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