



Flat 2307 Bagshaw Building, The Wardian 1 Wards Place,
London, E14 9DU

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Experience the ultimate in Canary Wharf living with this stunning two-bedroom apartment. Set on a high floor, it offers bright, open-plan living, two spacious double bedrooms with built-in wardrobes, and two modern bathrooms, including a chic en-suite.

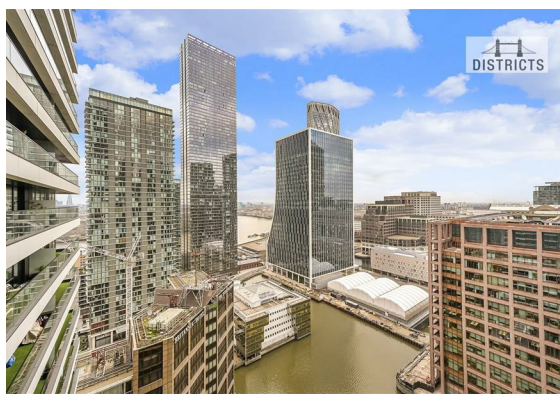
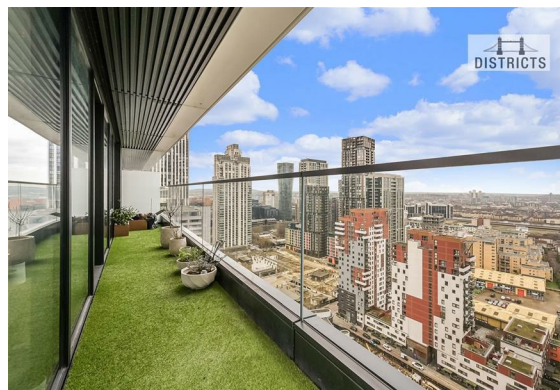
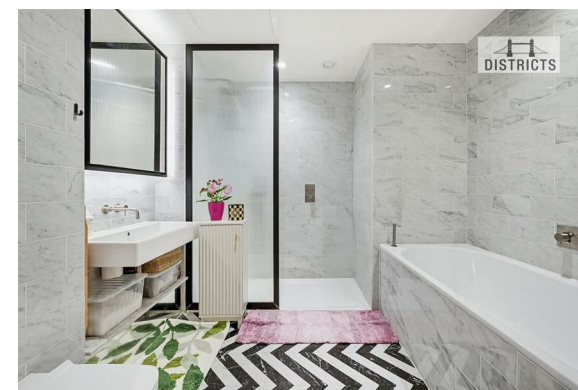
****Photos have been digitally dressed for example purposes.**

Step onto the generous wrap-around balcony to enjoy breath-taking dock and skyline views, perfect for entertaining or relaxing. Residents benefit from exclusive access to The Warden Club, with gym, pool, yoga studio, rooftop bar, and private dining. Ideally located in the heart of Canary Wharf, just a five-minute walk from the Jubilee Line, DLR, and Elizabeth Line, this property offers unrivalled connectivity across London while enjoying a tranquil waterside setting.

Approximately 990 years remaining on lease
 Ground rent amount: Approx. £750pa
 Ground rent review period: Ask agent
 Service charge amount: approx. Approx. £9,524pa
 Service charge review period: Ask Agent
 Council tax band: F, Tower Hamlets

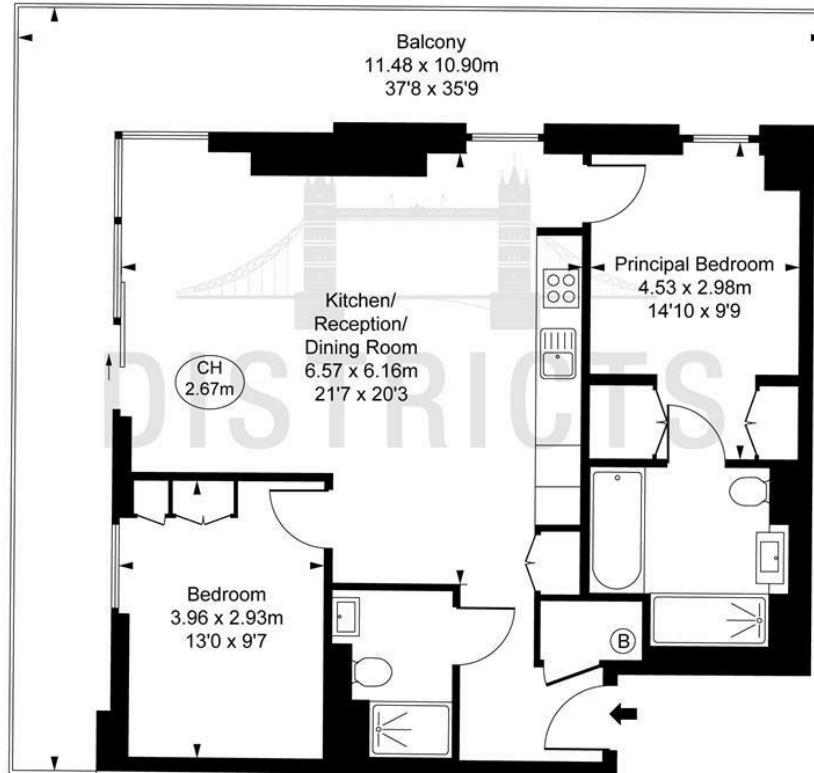
Electricity supply – Mains | Heating, Hot Water & Cooling – Mains | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Cert Ask Agent | Parking: No

To check broadband and mobile phone coverage please visit Ofcom
 To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control





Bagshaw Building,
Wards Place, E14
Approximate Gross Internal Area
78.95 sq m / 850 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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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

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