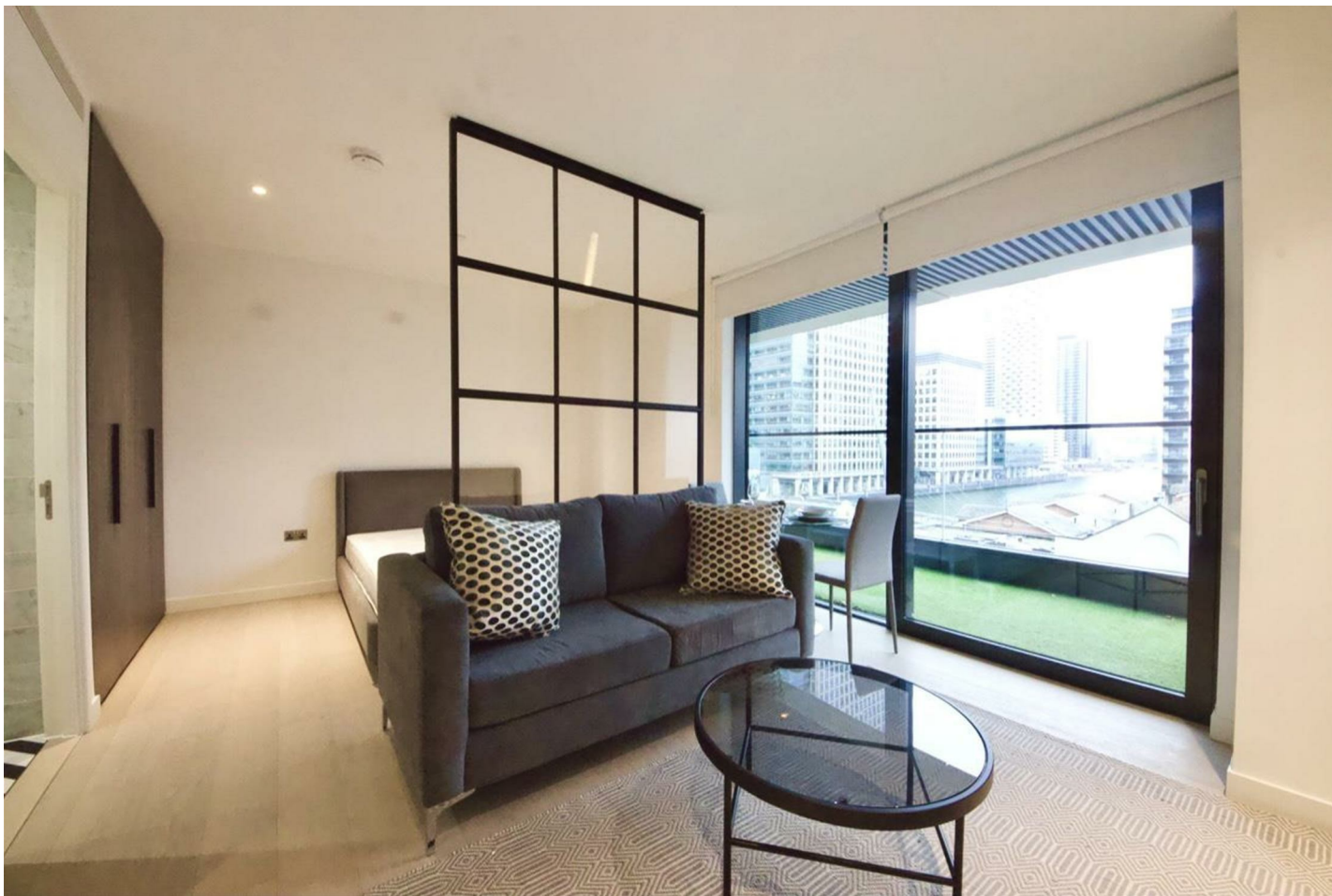




FLAT 407 BAGSHAW BUILDING LONDON, E14 9AZ

£2,250 PCM

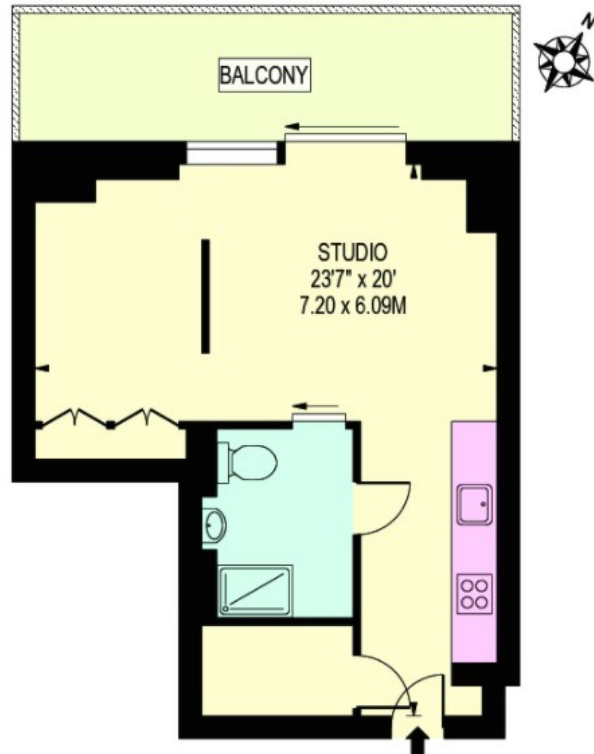
This stunning studio suite is available to rent in what is considered the most sought after development in Canary Wharf, the Wardian. The apartment within the Wardian combines contemporary elegance with subtle, signature touches. Kitchen cabinets incorporate glass cases, designed to echo the garden cases downstairs. The property is complete with a generous double size, private balcony overlook the beautiful Canary wharf skyline, as well as the Dock. Floor to ceiling windows maximise sight lines and help to flood the apartment with natural light.

Every resident of Wardian will be a member of The Wardian Club, unlocking access to exclusive first-class facilities. A private dining area, an open-air pool, and a rooftop lounge & bar, gym and open air swimming pool comprise just a few of the highlights.

DouglasPryce

BAGSHAW BUILDING

APPROXIMATE GROSS INTERNAL FLOOR AREA: 385 SQ FT - 35.81 SQ M



FOURTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTERESTING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, MEASUREMENTS, ENGINES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LEASE.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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