

Wardian, Canary Wharf, E14



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### **Asking Price £1,000,000**

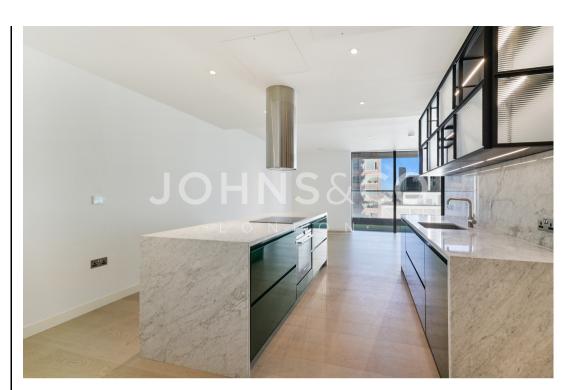
Fully available larger two bedroom corner apartment located on the 15th floor of Wardian's East Tower boasting large wrap around terrace offering stunning panoramic views across Canary Wharf's docks and iconic buildings. Encompassing a generous living space, the property comprises an open plan kitchen living area with stylish island, two double bedrooms with built in storage, ensuite bathroom, separate shower room and wrap around terrace. All residents are members of The Wardian Club, with access to exclusive first -class facilities, including a private dining area, a rooftop observatory and bar, a magnificent gym with state-of-the-art equipment and swimming pool as well as a yoga studio.Ideally located in Canary Wharf, which has now overtaken the City of London as Europes pre-eminent financial hub, Wardian enjoys unparalleled transport connections. These include the Jubilee Line, Elizabeth Line, Docklands Light Railway, Thames Clipper boat services and European flights via London City Airport.

#### **Key Features**

- Two Bedroom Apartment
- 15th Floor
- Wraparound Balcony
- Canary Wharf & Dock Views
- 24hr Concierge
- Heated Outdoor Pool & Gym
- Sauna & Steam Room
- Private Cinema & Sky Lounge (53rd floor)

#### Location

Centrally located with Canary Wharfs shopping mall, buzzing restaurants and bars all on your doorstep. Easy travel from Canary Wharf station, Jubilee Line and Crossrail (completing in approx. 2020).







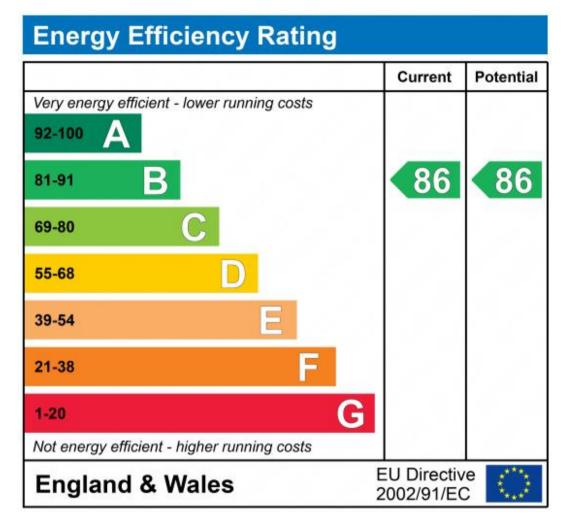






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#### **Nearest train stations**

South Quay (DLR, Canary Wharf (Jubilee & Elizabeth Lines)

Service Charge: £11,800.64 Annually

**Ground Rent:** £750.00 Annually

Council Tax Band: A Tenure: Leasehold

Length of Lease (Years): 990

#### **BAGSHAW BUILDING**



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.
INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEINSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEM.

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