



Wardian, Canary Wharf, E14

Asking Price £1,000,000, 2 Bedroom Flat

JOHNS & CO
· L O N D O N ·

Wardian, Canary Wharf, E14

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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 Europe's 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 Wharf's 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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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 & Wales		EU Directive 2002/91/EC 

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
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1074 SQ FT - 99.77 SQ M



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 INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES 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 LET.

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