38.08 Hobart Building The Wardian, 2 Wards Place, London, E14 9TZ

0 1 1 B

A stylish 38th high-floor studio in the sought-after Wardian development, offering modern living in the heart of Canary Wharf. Featuring an open-plan kitchen and living area, glass divider creating a separate sleeping space, huge luxurious shower room, great storage, and a private 108 sq ft. terrace with a garden package.

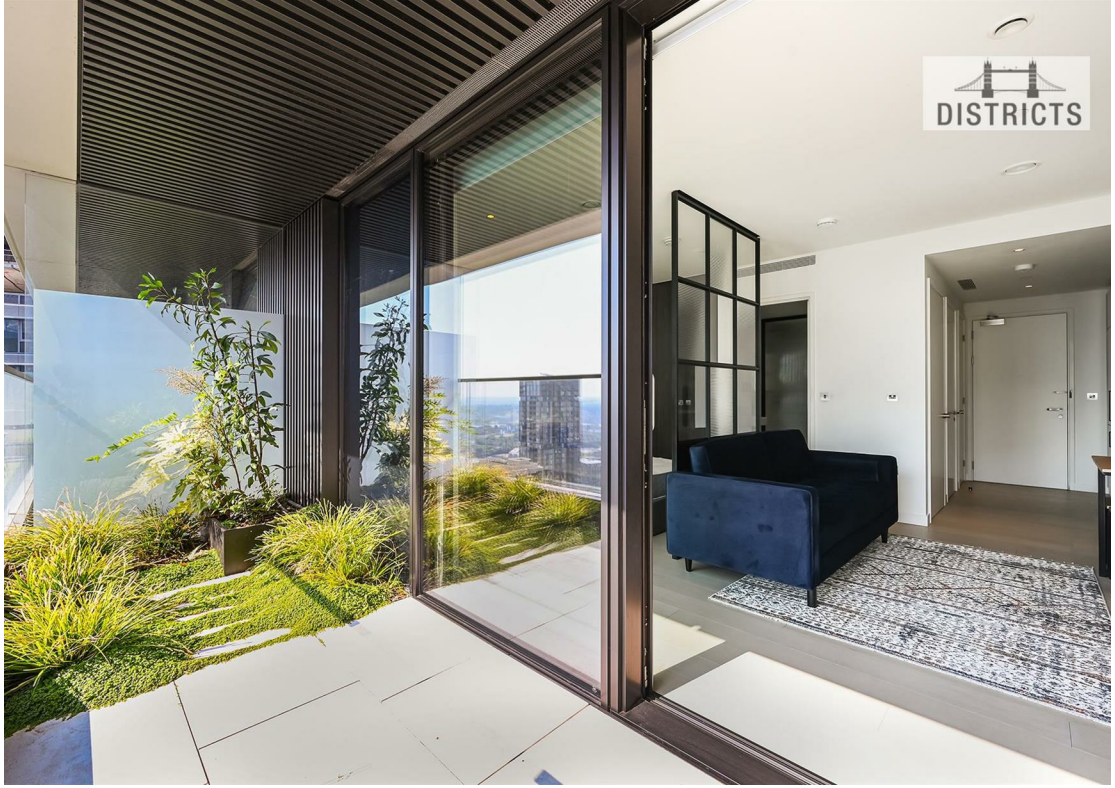
Residents have exclusive use of Wardian Club, including 24 hr concierge, home theatre, private rooftop restaurant and bar, state-of-the-art gym, saunas and yoga studio.

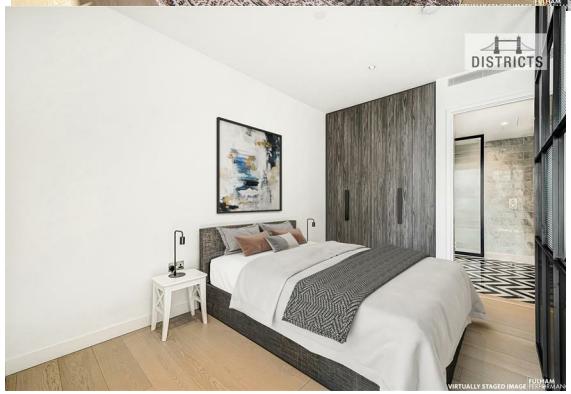
Ideally located just moments from Canary Wharf, with excellent transport connections to Canary Wharf Underground & DLR, Elizabeth Line with fast connections to Heathrow Airport, Bond Street, Liverpool Street. Easy access to the City, West End and wider London
*Photos have been digitally dressed for example purposes.

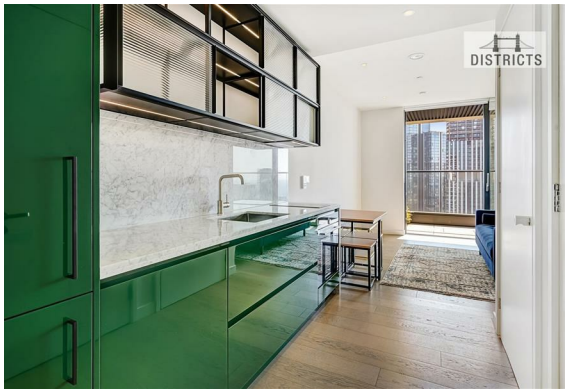
Approx. years remaining on lease: 992
Ground rent amount: approx. £400pa
Ground rent review period: Ask Agent
Service charge amount: approx. £5,195.26pa
Service charge review period: Ask Agent
Council tax band: E (Tower Hamlets)

Electricity supply – Mains | Heating & Hot Water – Mains | Water supply – Mains | Sewerage – Mains | Lift Access | Parking: No | Cladding: EWS1 Certificate Ask Agent.

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







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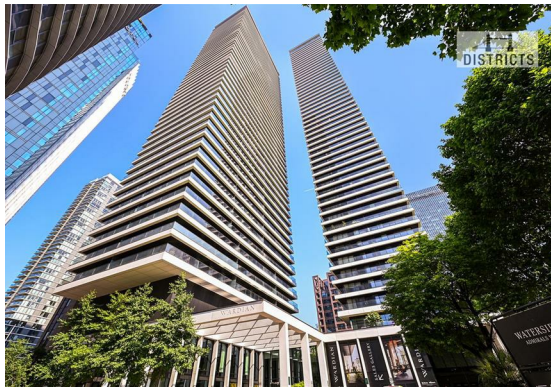
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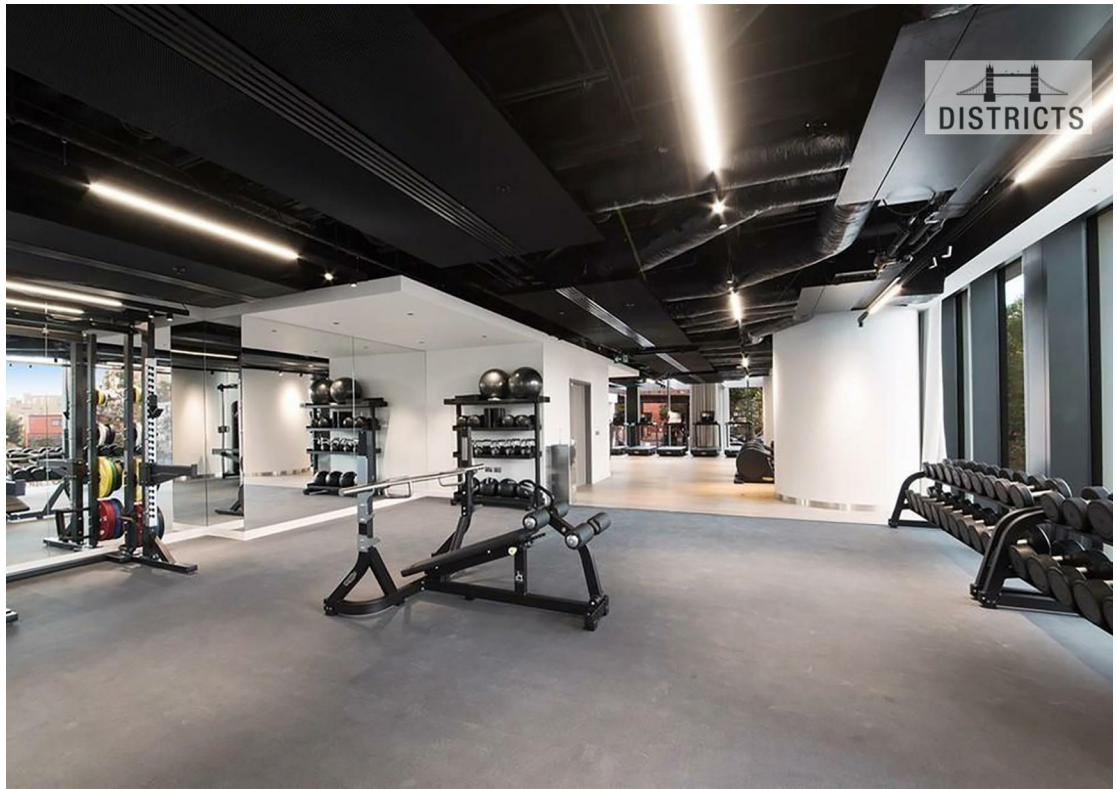
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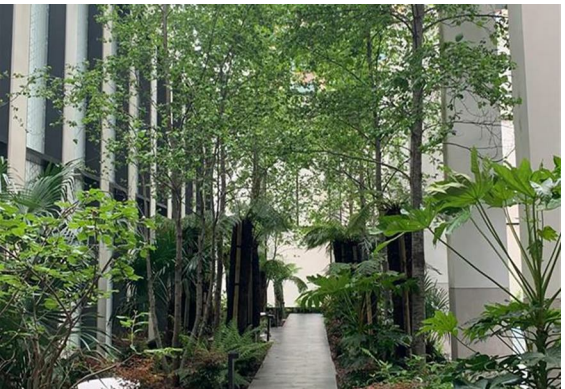


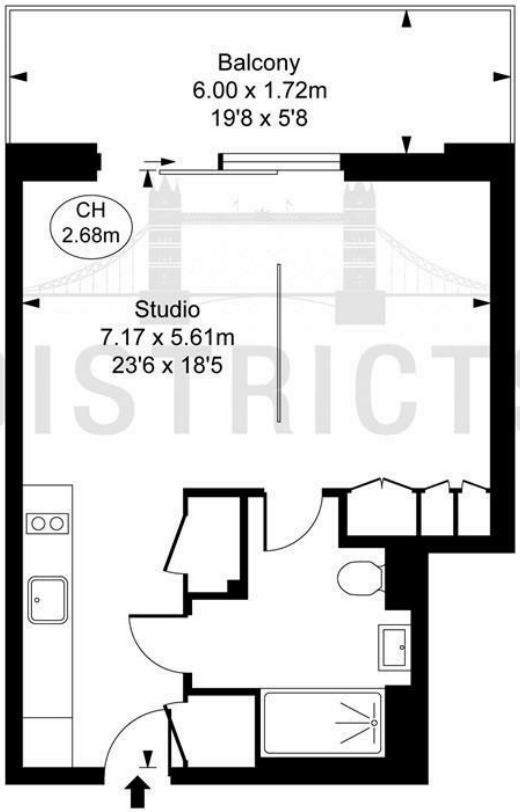
DISTRICTS

Hobart Building,
The Wardian,
Wards Place, E14

Approximate Gross Internal Area

37.24 sq m / 401 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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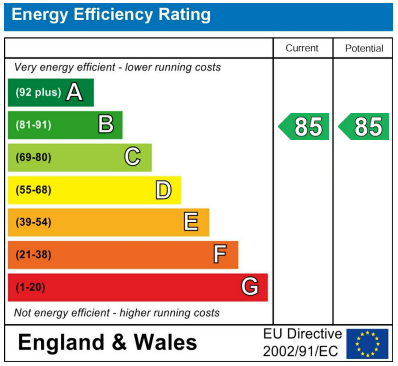

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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