



# Bagshaw Building

1 Wards Place, E14

Asking Price £475,000

This stunning studio apartment features a bright open-plan living and kitchen area, complete with high-quality built-in appliances and direct access to a private balcony.

**CHESTERTONS**



# Bagshaw Building

1 Wards Place, E14

- Lovely Studio Apartment on the 24th Floor
- Contemporary open-plan kitchen with vibrant gloss cabinets
- 930 sq. ft of Internal Living Space
- Highly regarded on-site concierge
- Communal Facilities Include a Full Gym, Swimming Pool, Cinema and Office rooms
- Superb Rooftop Observatory & Residents Bar



This studio apartment features a bright open-plan living and kitchen area, complete with high-quality built-in appliances and direct access to a private balcony. From here, you can enjoy attractive views across the Canary Wharf estate, South Quay, and towards the wider South East.

The apartment comfortably accommodates a king-size bed and a large wardrobe, offering ample storage. The room is generously proportioned and filled with excellent natural light. The bathroom is finished to a high standard with a contemporary three-piece suite, styled in elegant grey marble that reflects the quality and attention to detail found throughout the development. The open-plan kitchen is fitted with sleek, glossy green cabinetry, introducing a distinctive and stylish splash of colour to the living space.

Residents also benefit from exclusive access to The Wardian Club, offering an impressive range of on-site amenities. These include a private dining room, rooftop observatory and bar, a fully equipped gym, yoga studio, two saunas, and a 25-metre outdoor heated swimming pool. Additional facilities include co-working and meeting spaces, as well as a private cinema. The building's lobby further enhances the living experience, with beautifully landscaped garden areas, comfortable seating spaces, and a 24-hour concierge service. Located just a few minutes' walk from the heart of Canary Wharf, the apartment is surrounded by a wide selection of shops, restaurants, bars, and green spaces. Excellent transport links are nearby, with the Jubilee Line (300m), Elizabeth Line (600m), and Heron Quay DLR (200m) all within easy reach, ensuring quick and convenient travel across London.

**Tenure:** Leasehold 989 years approx. remaining.

**Service Charge:** £4,552 pa approx.

**Ground Rent:** £500 pa.

**Local Authority:** Tower Hamlets

**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Canary Wharf & Greenwich Sales*

Harbour Island

28 Harbour Exchange Square

London

E14 9GE

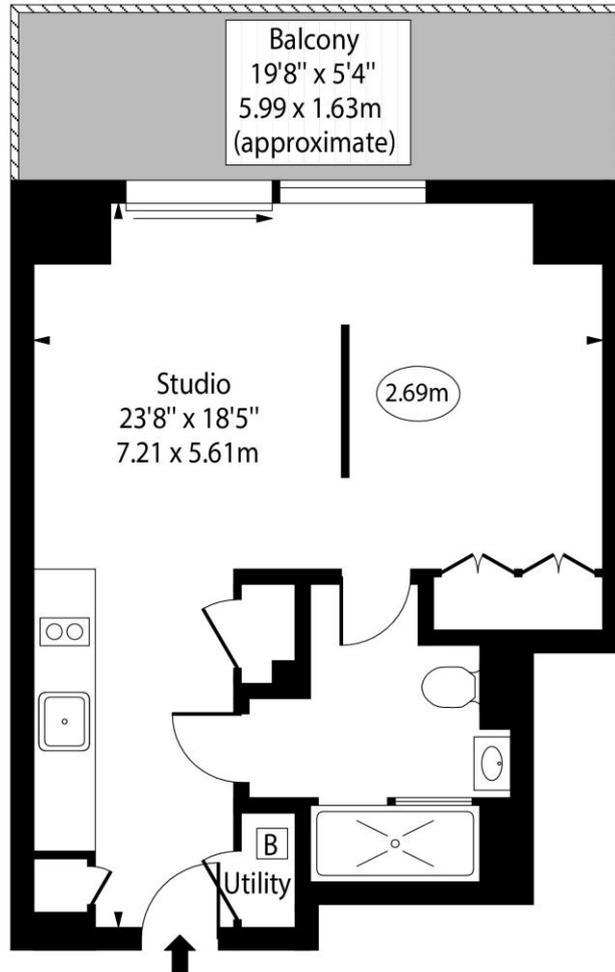
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# Bagshaw Building, Wards Place, E14

○ - Ceiling Height



Twenty Third Floor

Approx Gross Internal Area      390 Sq Ft - 36.23 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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