



**Wards Place, E14 9AZ**  
**Asking Price £399,950**

**coopers**  
OF LONDON EST. 1986

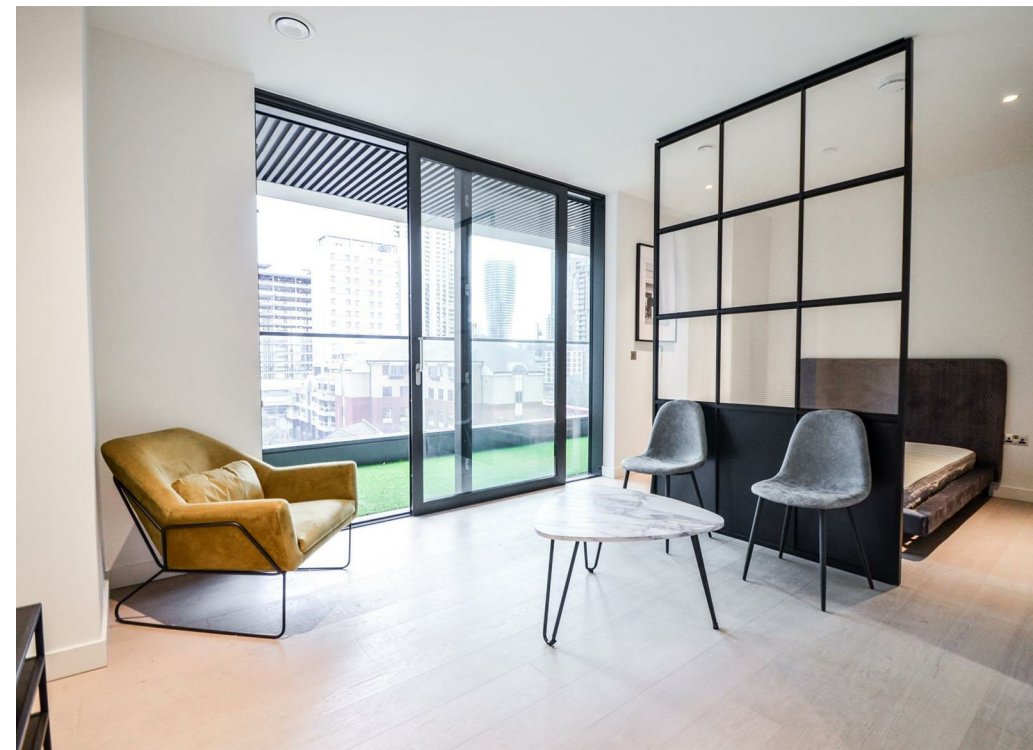
## Wards Place, E14

- 400 sq ft studio apartment
- Residents Gym & Outdoor Pool
- Close To Canary Wharf
- Excellent Transport Links
- 24hr concierge
- 5th Floor
- Chain free

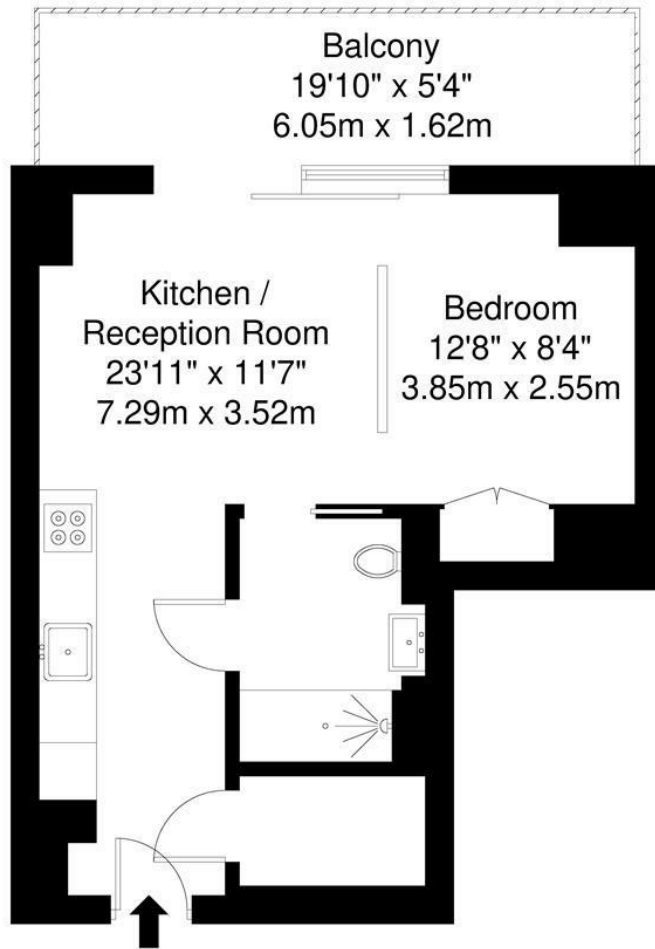
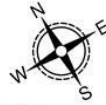
Coopers Of London are excited to present this stunning luxury studio suite apartment situated on the 5th floor in the high spec Wardian Development, Canary Wharf.

This studio boasts a spacious open-plan living area, ample storage, premium fixtures and fittings, private balcony and amazing views. As a resident you will also benefit on having access to all the facilities on offer including residents gymnasium and 25m athletic standard heated outdoor Pool, beautiful communal landscaped gardens, private screening room and Sky Lounge incl. Private dining and bar.

Superbly located in the heart of Canary Wharf the development is walking distance to a whole host of bars, restaurants and the shopping mall. Furthermore, there are brilliant transport links with Canary Wharf Station (DLR & Jubilee), Heron Quays Station (DLR) & South Quay Station (DLR) all nearby.







### Fifth Floor

Bagshaw Building, Wards Place, E14

Total Gross Internal Area = 37.2 sq m / 400 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Viewing

Strictly by appointment with:  
Coopers of London, 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
info@coopersonlondon.co.uk

**0207 580 9658**

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