



FLAT 2605 BAGSHAW BUILDING LONDON, E14 9DU

£2,500 PCM

This truly stunning, 26th floor studio suite is available to rent within what is considered to be one of the most sought after development in Canary Wharf, the Wardian. The apartment is complete with a generous bedroom area with built-in wardrobe space, a huge private balcony which overlooks both the dock, the Thames and the beautiful Canary wharf skyline. There is also a semi-separate living/reception area, a modern and contemporary bathroom and a fully fitted, high specification kitchen area. The property also benefits from ample storage throughout and benefits from large, floor to ceiling windows to help to maximise those spectacular views and help to flood the apartment with natural light.

Residents of the Wardian will gain access to the exclusive facilities and become a member of The Wardian Club, which unlocks their access to all that Wardian has to offer. This includes a private dining area, a business centre, a 25m heated outdoor pool, a gym, rooftop lounge, a residents bar and much more. The Wardian is also situated just 0.2 miles from Canary Wharf tube station and is just 0.1 miles to Heron Quays DLR station.

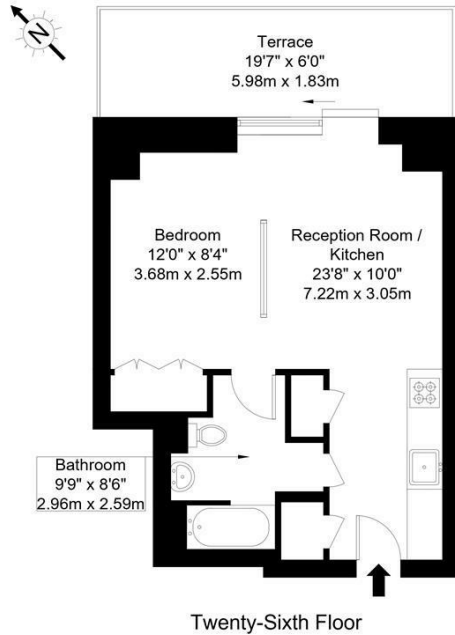
DouglasPryce

Wards Place, E14 9DU

Approx Gross Internal Area = 37.77 sq m / 407 sq ft

Terrace = 10.94 sq m / 118 sq ft

Total = 48.71 sq m / 525 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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