



## XX THE WARDIAN CANARY WHARF, E14 9AZ

£2,300 PCM

This gorgeous studio suite is situated within the hugely desirable Wardian Building. This contemporary property benefits from an open plan kitchen living area with stylish divider to create an intimate sleeping space, beautiful shower room and private balcony. Every resident is a member 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 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, Docklands Light Railway, Thames Clipper boat services and European flights via London City Airport. Canary Wharf will also be a key station for the major new east west railway line, Crossrail.

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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	

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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