

Bagshaw Building

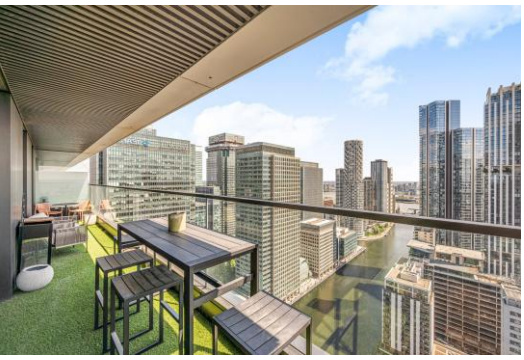
1 Wards Place, E14

Offers in Excess of £900,000

Available fully-furnished is this former show home: an interior-designed 36th floor 2 bedroom 2 bathroom apartment in The Wardian. The apartment boasts a bright & open South/Easterly aspect with an abundance of natural light & a wraparound balcony.

CHESTERTONS









Bagshaw Building

1 Wards Place, E14

- 36th floor 2 bedroom 2 bathroom apartment with wraparound balcony.
- South & East-facing dual-aspect apartment.
- Interior-designed former show apartment.
- Elite level residents' facilities including:
- 25m indoor/outdoor heated swimming pool.
- Residents' gym; cinema; work-from-home space.
- The Observatory 53rd floor bar.
- Sold fully-furnished; & offered chain-free.

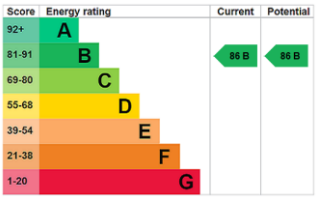


A 36th floor 2 bedroom 2 bathroom interior-designed former show home apartment in Bagshaw Building in The Wardian which has been furnished to the highest standard. The apartment benefits from a Southerly & Easterly aspect & an abundance of natural light, as well as far-reaching views over the Isle of Dogs & down to Greenwich.

The Wardian is arguably the finest residential development in the Canary Wharf area, offering residents an unparalleled, opulent living experience. From the double height entrance hall which connects the 2 buildings, with its calming music & concierge desk (24 hours), the building's design & concept from the ground up is of the highest calibre. Residents have use of a full wet area, including the 25 metre, indoor / outdoor heated swimming pool, Jacuzzi pool, sauna & steam room; a sizeable gym of a comparable calibre to many commercial gyms, complete with industry standard TechnoGym equipment. Residents also enjoy use of a communal work from home space, with bookable meeting rooms; a residents' cinema (with pre-cinema seating / drinks area); & the piece de resistance: The Observatory Bar on the 53rd floor of Bagshaw Building which offers some of Canary Wharf's finest views, a communal wraparound terrace wrapping around the Northern half of the building, excellent cocktails, & bar food (at additional, albeit reasonable, cost).

The Wardian is enviably-located on the doorstep of Canary Wharf, situated over the footbridge & within close proximity to Heron Quays DLR, Canary Wharf Jubilee Line & Elizabeth Line stations, & Canary Wharf's business district & shopping centre & all amenities. The apartment is sold fully-furnished, & on a chain-free basis.

Tenure:	Leasehold – 990 years remaining approx.
Service Charge:	£9000 approx
Ground Rent:	£750pa
Local Authority:	Tower Hamlets
Council Tax Band:	F

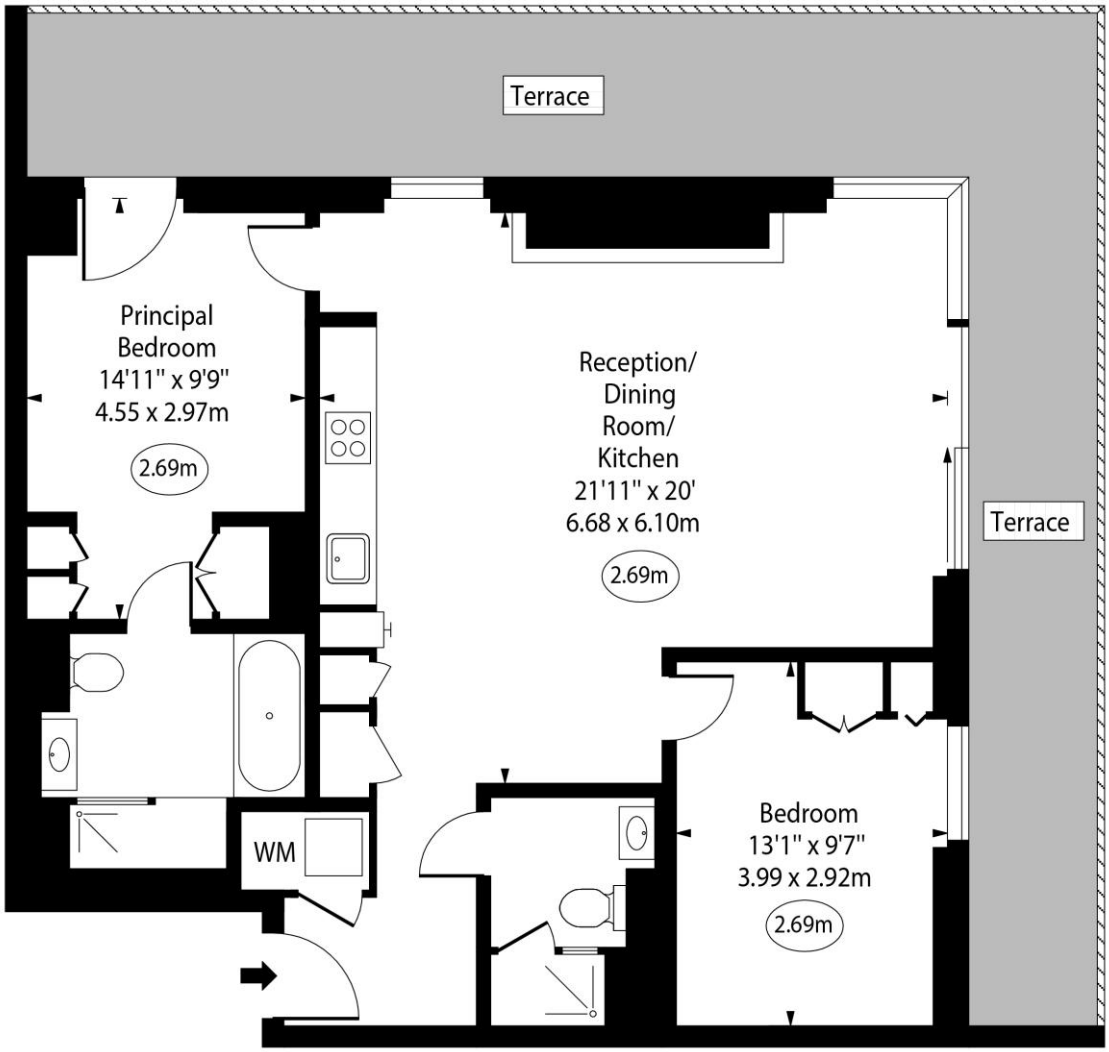


Chestertons Canary Wharf & Greenwich Sales

Harbour Island
28 Harbour Exchange Square
London
E14 9GE
canarywharf@chestertons.co.uk
020 7510 8300
chestertons.co.uk

Bagshaw Building, Wards Place, E14

- Ceiling Height



Thirty Sixth Floor

Approx Gross Internal Area 862 Sq Ft - 80.08 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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