



**Flat 2307 Bagshaw Building, The Wardian 1 Wards Place,
London, E14 9DU**

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Experience the ultimate in Canary Wharf living with this stunning two-bedroom apartment. Set on a high floor, it offers bright, open-plan living, two spacious double bedrooms with built-in wardrobes, and two modern bathrooms, including a chic en-suite.

****Photos have been digitally dressed for example purposes.**

Step onto the generous wrap-around balcony to enjoy breath-taking dock and skyline views, perfect for entertaining or relaxing. Residents benefit from exclusive access to The Warden Club, with gym, pool, yoga studio, rooftop bar, and private dining. Ideally located in the heart of Canary Wharf, just a five-minute walk from the Jubilee Line, DLR, and Elizabeth Line, this property offers unrivalled connectivity across London while enjoying a tranquil waterside setting.

Approximately 990 years remaining on lease

Ground rent amount: Approx. £750pa

Ground rent review period: Ask agent

Service charge amount: approx. Approx. £9,524pa

Service charge review period: Ask Agent

Council tax band: F, Tower Hamlets

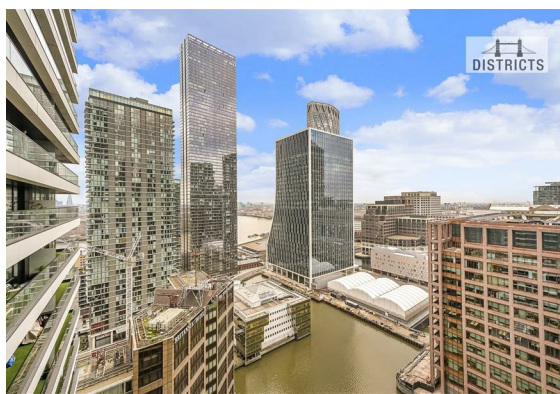
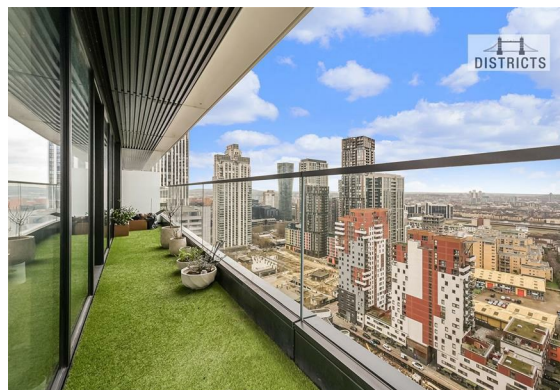
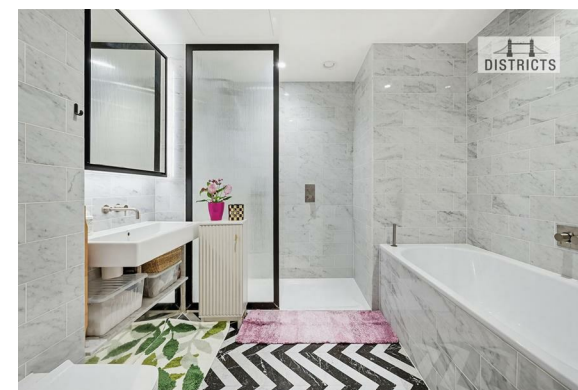
Electricity supply – Mains | Heating, Hot Water & Cooling – Mains | Water Supply & Sewerage – Mains | Lift Access |

Cladding: EWS1 Cert Ask Agent |

Parking: No

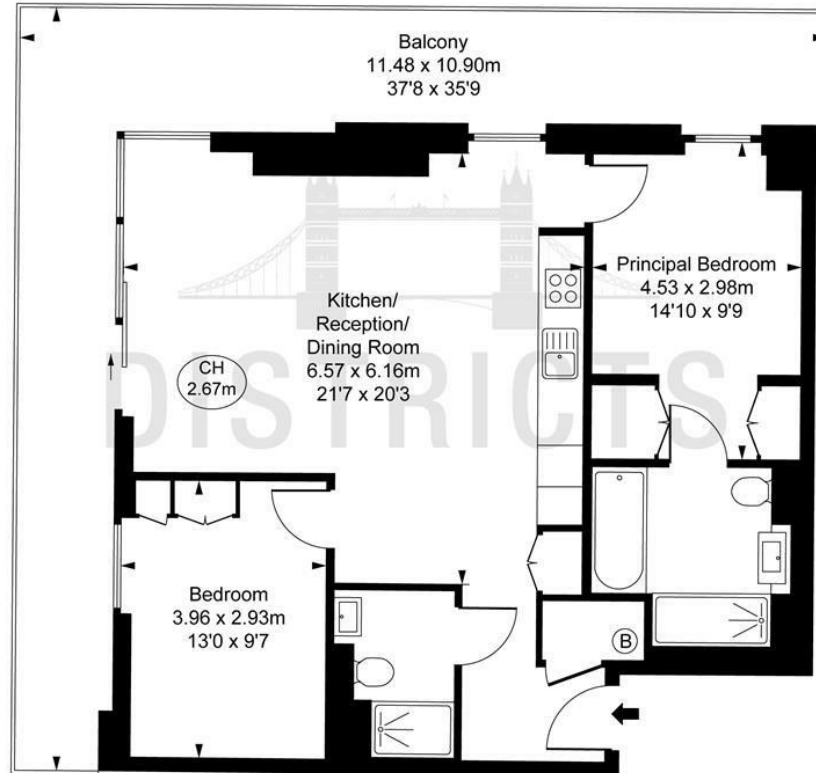
To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control





Bagshaw Building,
Wards Place, E14
Approximate Gross Internal Area
78.95 sq m / 850 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.