



Flat 29.07, 1, Bagshaw Building Wards Place, London, E14 9DY

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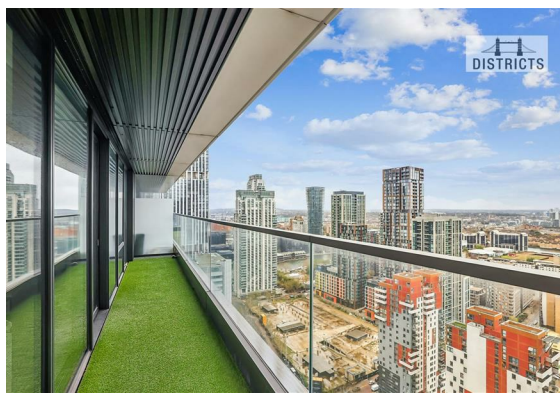
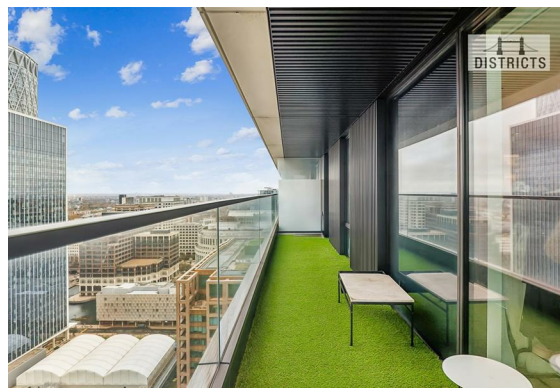
Large two-bedroom for sale, this beautifully finished 872 sq. ft (81 sqm) apartment offers a bright open-plan reception and kitchen, two spacious double bedrooms with built-in wardrobes, and two modern bathrooms (one en-suite). The property also boasts a large private wrap-around balcony, ideal for entertaining or relaxing. *Photos of the living area and bedroom have been digitally dressed for example marketing purposes.

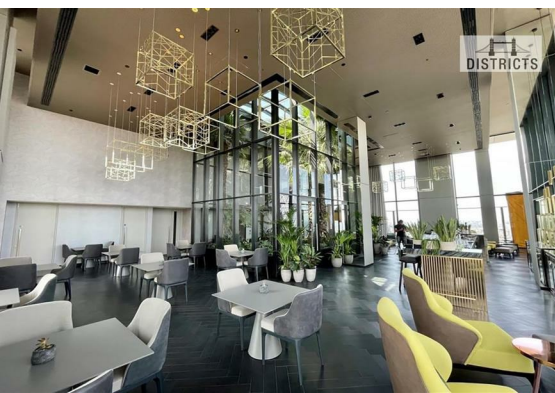
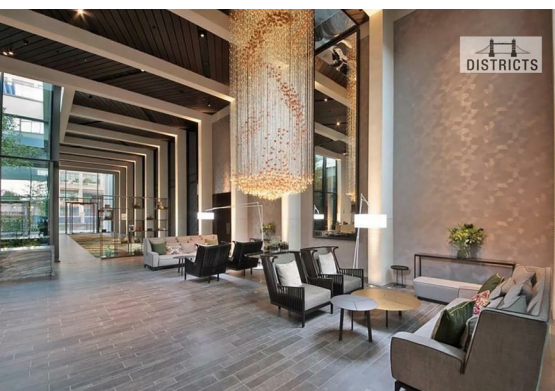
Residents enjoy exclusive access to The Wardian Club, which includes a gym, swimming pool, yoga studio, rooftop bar, and private dining area. The property is perfectly located in Canary Wharf, just a five-minute walk from the Jubilee Line, DLR, and Crossrail, providing excellent connections across London and beyond. This stylish apartment is ideal for professionals, investors, or anyone seeking contemporary living in a prime London location.

Approx. years remaining on lease: 992
 Ground rent amount: approx. £750pa
 Ground rent review period: Ask Agent
 Service charge amount: approx. £11,350pa
 Service charge review period: Ask Agent
 Council tax band: F (Tower Hamlets)

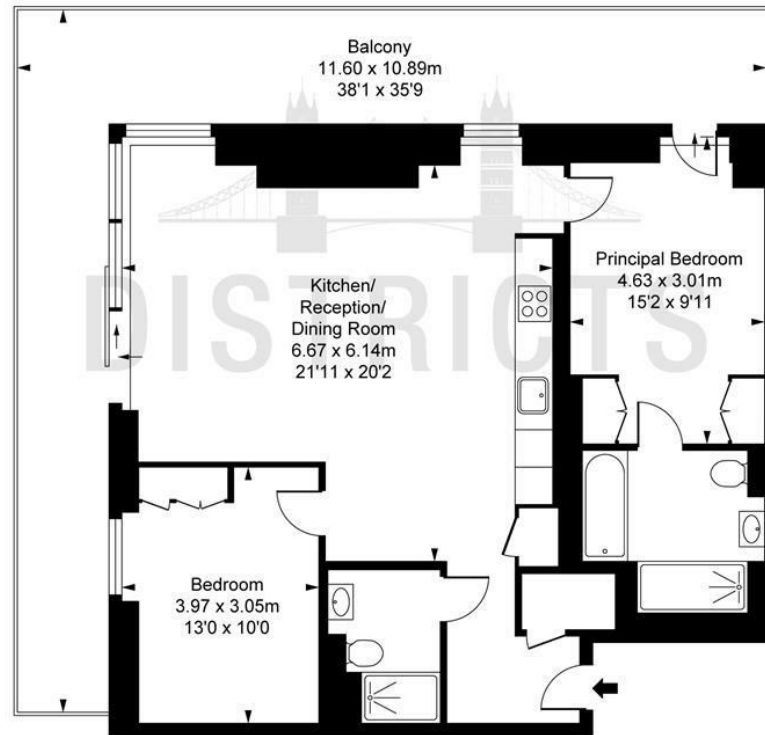
Electricity supply – Mains | Heating & Hot Water – Mains | Water supply – Mains | Sewerage – Mains | Lift Access | Parking: No | Cladding: EWS1 Certificate Ask Agent.

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
81.72 sq m / 880 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	85	85
(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

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