



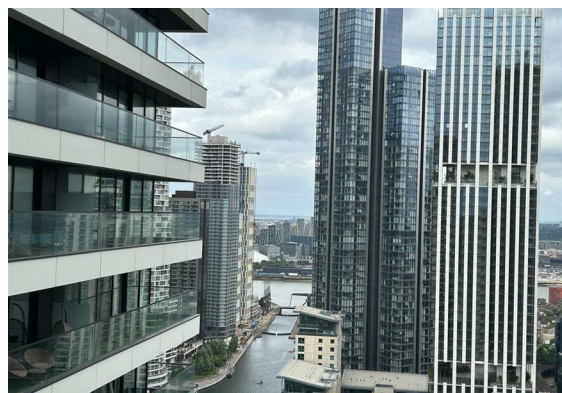
34.08 Hobart Building The Wardian, London, E14 9TZ

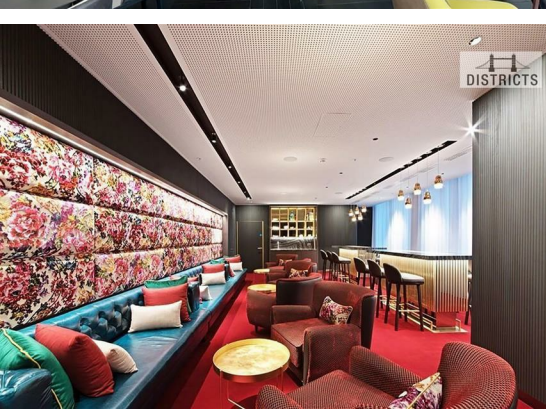
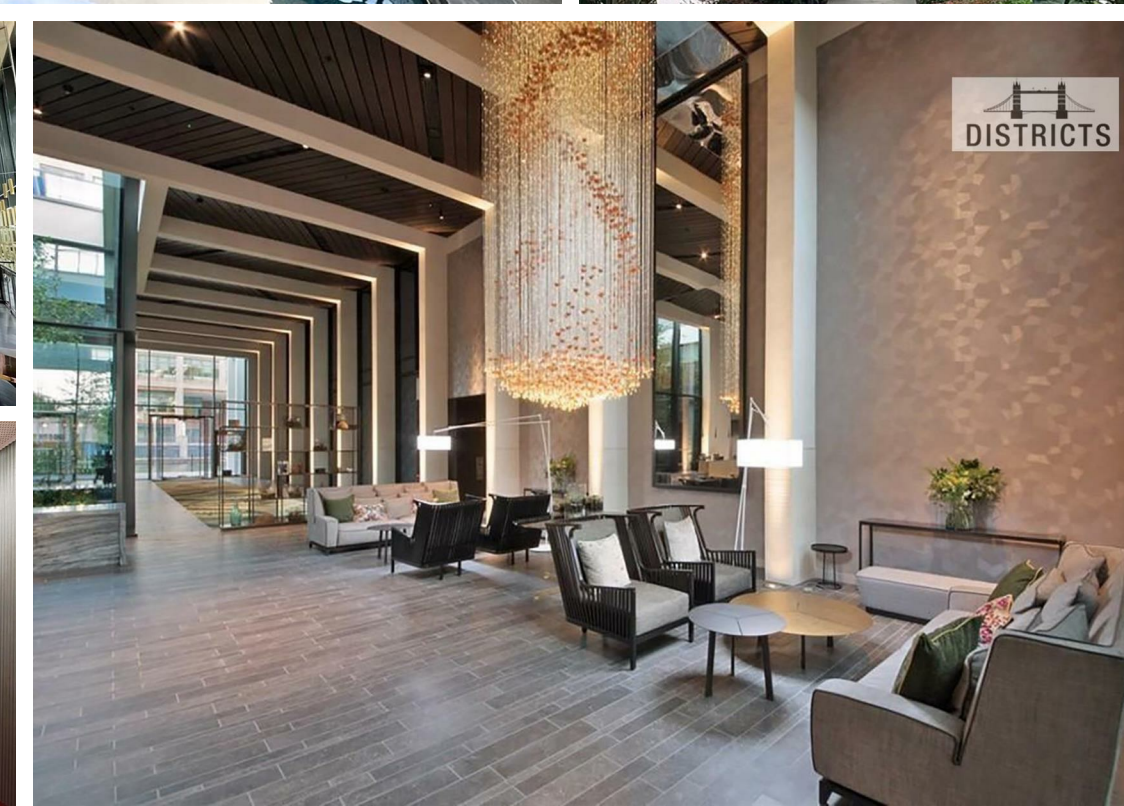
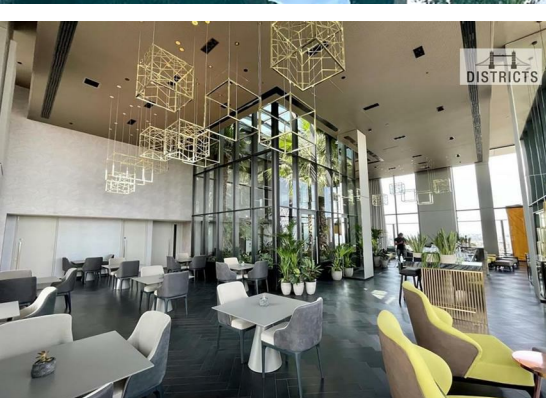
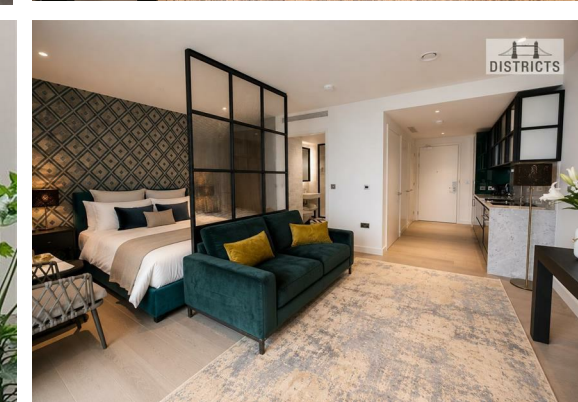
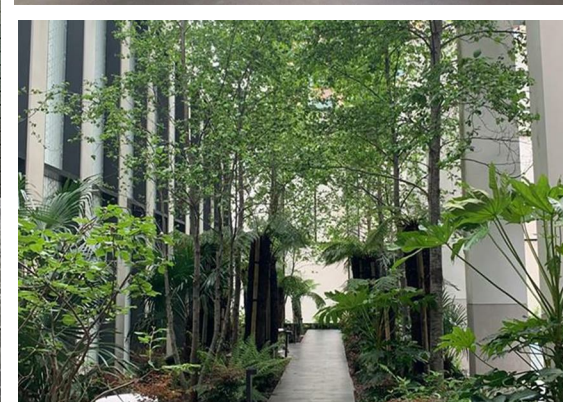
£2,535 Per month

 0  1  1  B

This contemporary Studio Suite apartment located on a high floor of the sought after WARDIAN is available now. The property comprises, modern open plan kitchen living area, luxury bathroom, great storage and a large private offering stunning views. The WARDIAN offers a High-End lifestyle for those moving in the fast lane. Located just a few moments from the heart of London's fastest growing business district, you are equally well connected, accessing London in a matter of minutes via Canary Wharf Underground / DLR / Crossrail (Elizabeth Line). As members of The WARDIAN Club, residents enjoy the exclusive use of facilities, including private dining, a rooftop observatory and bar, a magnificent gym with state-of-the-art equipment as well as a yoga studio and more. Photos have been digitally dressed for example purposes.

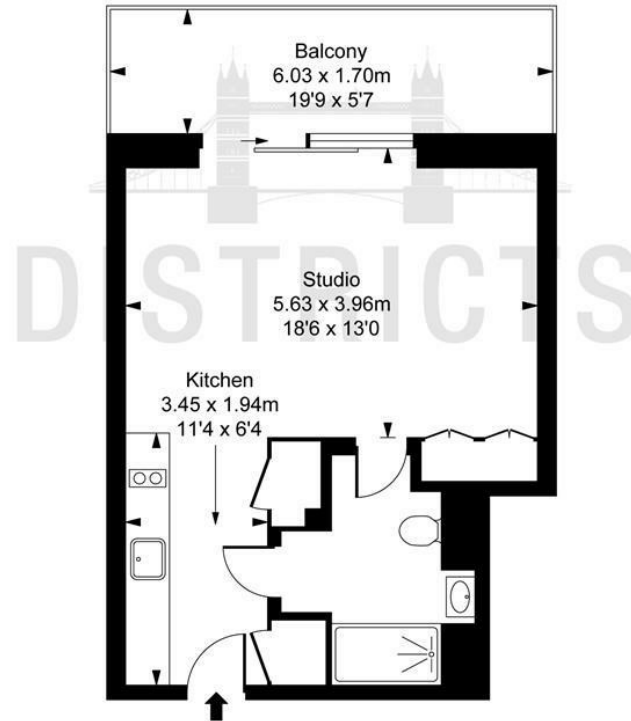
- Electricity supply – Mains | Water supply – Mains | Sewerage – Mains | Heating – Underfloor heating & Comfort cooling and heating
- To check broadband and mobile phone coverage please visit Ofcom
- Holding Deposit £585(1 weeks rent)
- EPC Rating: B
- Council Tax Band: E, Tower Hamlets
- Change of contract fee: £50 including VAT
- Lift access |Cladding: EWS1 Certificate available





Hobart Building,
The Wardian,
Wards Place, E14
Approximate Gross Internal Area
38.28 sq m / 412 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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