



Bagshaw Building, Wards Place, Canary Wharf, E14

Price Reduced to: £400,000



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 Studio  1 Bathroom (s)  Leasehold

A modern, stylish studio apartment set in the Bagshaw Building in the prestigious Warden development in Canary Wharf, where the apartments combine contemporary elegance with subtle, signature Warden touches.

The apartment features lovely river views and comprises a brightly lit reception room, a secluded sleeping area, a bespoke fitted kitchen, and contemporary tiling that adds a beautiful mood to the bathroom.

Kitchen cabinets incorporate glass cases, designed to echo the garden cases downstairs. Natural materials such as marble, wood and glass are used to stunning effect, their organic patterns harnessed as if artworks. Each apartment comes complete with a generous private outside space. Floor-to-ceiling windows maximise sightlines and bathe apartments in the stunning Docklands light.

Every resident of Warden London is a member of The Warden Club. A private dining area, an iconic 25-metre open-air pool, a rooftop observatory and bar are just a few of the highlights. Membership grants access to a range of facilities like the sky lounge, cinema, restaurant, gym, and 24/7 concierge services.

Ideally located in Canary Wharf, which has now overtaken the City of London as Europe's pre-eminent financial hub, Warden enjoys unparalleled transport connections. These include the Elizabeth Line, Jubilee Line, Docklands Light Railway, Thames Clipper boat services and European flights via London City Airport.



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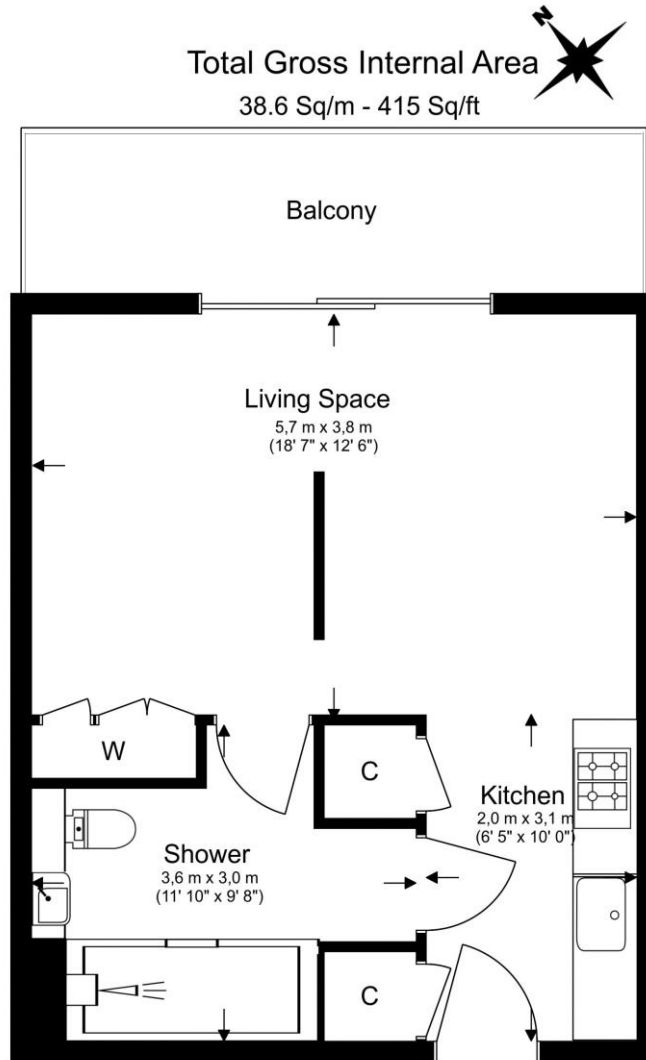


Property Features:

- Modern Studio Apartment
- Bespoke Bathroom
- Open plan Kitchen
- Private Balcony
- Sky Lounge and Cinema
- 24 hour concierge



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold
Expires 01/01/3016
Approximately 989 Years Remaining

Ground Rent: £400.00 (per annum)
for the year 2026

Service Charge: £4,598.00 (per annum)
for the year 2026

Anticipated Rent: £2,200.00 pcm
Approx. 6.6% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH230018

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