RAFFERTY & PICKARD

Flat 4005, Bagshaw Building 1 Wards Place, London, E14 9ED

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£500,000

- Set on the 40th floor of the landmark Wardian London development by Ballymore.
- Suite apartment spanning approx. 36.6 sq m with a 10 sq m winter garden.
- Stunning panoramic views across Canary Wharf and the River Thames.
- Open-plan living area with floor-to-ceiling windows and exceptional natural light.
- Bespoke kitchen with marble worktops and premium integrated appliances.
- Luxury bathroom featuring elegant marble detailing throughout.
- Access to the Wardian Club with Sky Lounge, bar, dining room, and business suite.
- Enjoy exclusive use of the 25-metre heated outdoor pool, gym, spa, and cinema.
- Moments from Canary Wharf's Jubilee, DLR, and Elizabeth Line stations.
- Located in one of London's most desirable riverside neighbourhoods, surrounded by fine dining, designer boutiques, and landscaped green spaces.

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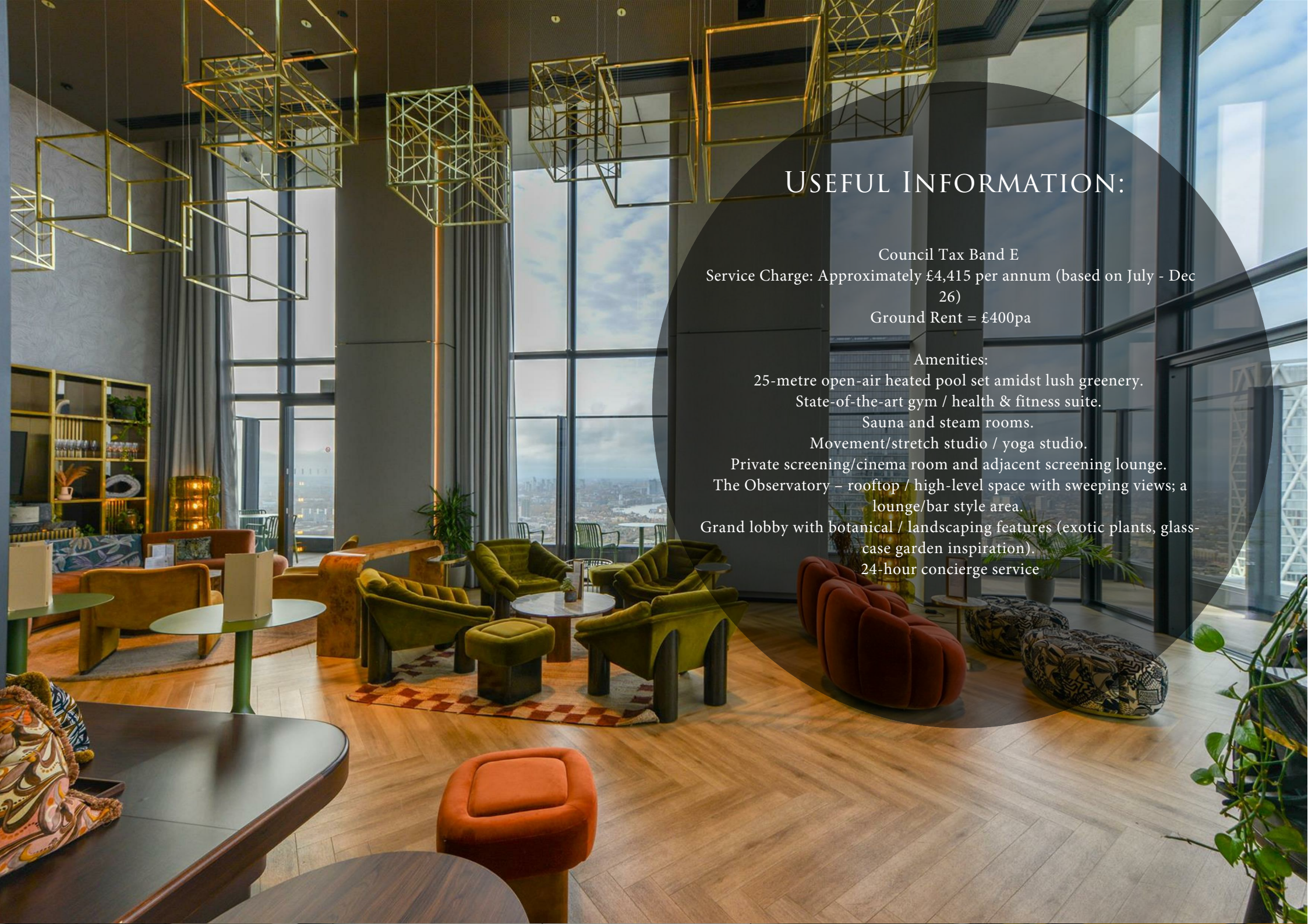
About this home

Set on the 40th floor of the iconic Wardian London development, this suite apartment in the Bagshaw Building offers an exceptional example of refined urban living, combining breathtaking views, sophisticated design, and access to world-class amenities.

This beautifully crafted suite apartment spans approximately 36.6 square metres, complemented by a private winter garden of around 10 square metres that extends the living space and captures panoramic skyline vistas across Canary Wharf and the River Thames. The interior is sleek and contemporary, featuring an open-plan living area with floor-to-ceiling windows, a bespoke kitchen finished with marble worktops and integrated appliances, and a luxurious bathroom with elegant marble detailing.

The Wardian's nature-inspired design brings greenery and calm to the heart of the city, with landscaped gardens, lush terraces, and tranquil spaces woven throughout the development. Residents enjoy exclusive access to the Wardian Club, offering an exceptional collection of lifestyle amenities — including a 25-metre open-air heated pool set amidst lush greenery, a state-of-the-art health and fitness suite, movement and stretch/yoga studios, and sauna and steam rooms for total wellbeing. Social and leisure spaces include a private screening room with an adjacent screening lounge, and The Observatory — a striking rooftop lounge and bar with sweeping city views. The experience begins in the grand lobby, enhanced by botanical and glass-case garden features, all supported by a 24-hour concierge service.



Useful Information:

Council Tax Band E
Service Charge: Approximately £4,415 per annum (based on July - Dec 26)
Ground Rent = £400pa

Amenities:
25-metre open-air heated pool set amidst lush greenery.
State-of-the-art gym / health & fitness suite.
Sauna and steam rooms.
Movement/stretch studio / yoga studio.
Private screening/cinema room and adjacent screening lounge.
The Observatory – rooftop / high-level space with sweeping views; a lounge/bar style area.
Grand lobby with botanical / landscaping features (exotic plants, glass-case garden inspiration).
24-hour concierge service

40th Floor

Approx. Gross Internal Floor Area 390 sq. ft / 36.28 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

About the area

Set directly opposite the Canary Wharf estate on Marsh Wall, Wardian London offers a unique perspective on one of London's most prestigious neighbourhoods. Positioned moments from the River Thames and connected by the South Quay Footbridge, residents enjoy the convenience of Canary Wharf's global business and lifestyle hub — just a short walk away — while returning home to a more tranquil, green environment.

Wardian residents are surrounded by world-class shopping at Jubilee Place, Canada Place, and Cabot Square, along with Michelin-starred restaurants, artisan cafés, and stylish cocktail bars. The area also offers beautifully landscaped parks, riverside promenades, and a vibrant cultural calendar of events, installations, and open-air markets.

Connectivity is exceptional — with Canary Wharf Underground (Jubilee Line), the DLR, and the Elizabeth Line (Crossrail) all within easy walking distance, providing fast links to The City, the West End, and Heathrow Airport.

Blending urban energy with serene riverside living, Wardian London captures the essence of modern London luxury — a peaceful sanctuary overlooking the skyline of Canary Wharf.

About Us

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

Every property is showcased with cinematic video, striking photography and the latest marketing technology.

Clients benefit from a highly personal, seamless experience from launch to completion.

Contact Us

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