



**Flat 6061 Bagshaw Building 1 Wards Place, London, E14
9DA**



A large two-bedroom, two-bathroom apartment spanning 1,045 sq ft in the prestigious Bagshaw Building, part of Ballymore's award-winning Wardian London development in the heart of Canary Wharf.

The apartment offers a bright open-plan living space with floor-to-ceiling windows, a fully integrated modern kitchen, and a wraparound balcony with stunning east and south-facing views across the London skyline, Docklands, and the River Thames.

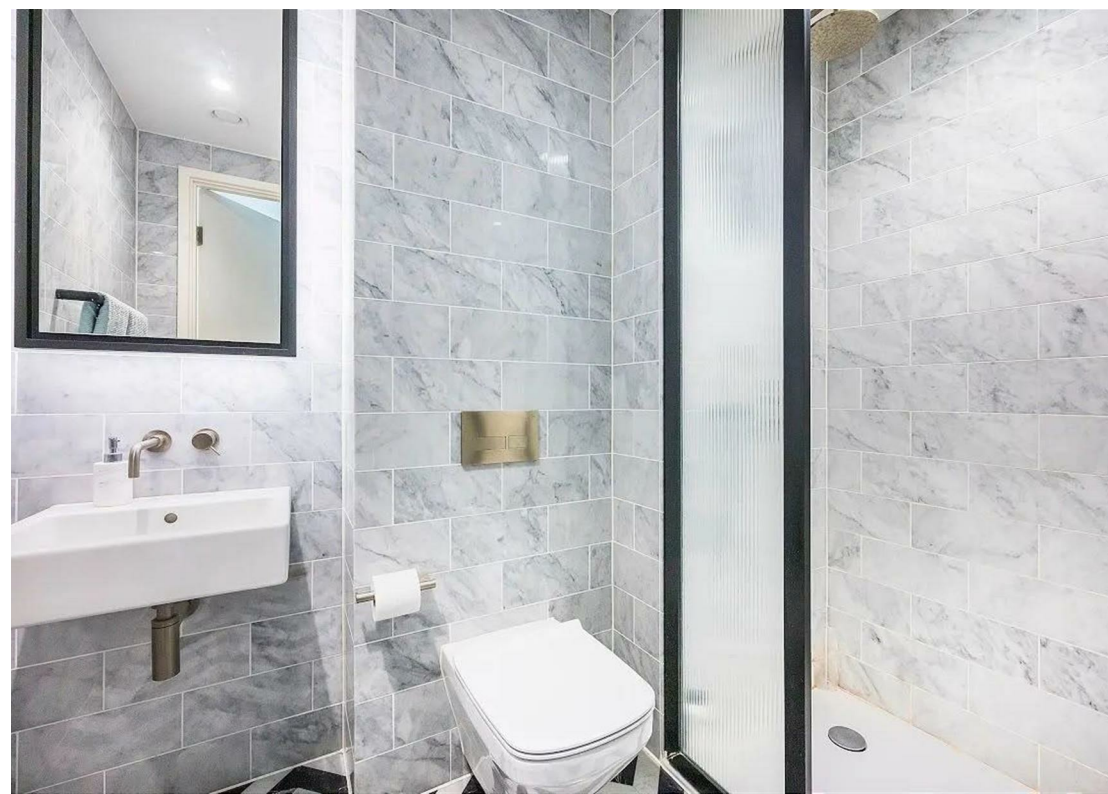
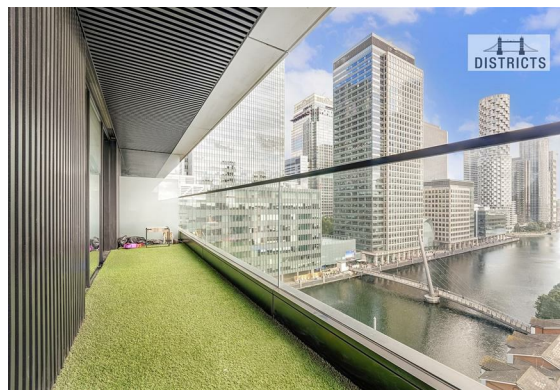
Both bedrooms feature built-in wardrobes, with the principal bedroom benefiting from an en-suite bathroom and a second stylish bathroom.

Residents enjoy exclusive access to The Wardian Club's luxury facilities, including a heated outdoor swimming pool, gym, spa, sauna, steam room, private cinema, business lounge, children's playrooms, and the iconic 53rd-floor Sky Lounge.

Ideally located in Canary Wharf, the apartment is moments from restaurants, shopping, and entertainment, with excellent transport links including the Jubilee Line, Elizabeth Line, DLR, and Thames Clipper services.

Change of contract fee: £50 including VAT
Council Tax: F Tower Hamlets
Holding Deposit - 1 weeks rent, subject to offer agreed

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water & heating – Mains |
To check broadband and mobile phone coverage please visit Ofcom.





Bagshaw Building

1045 sqft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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