



Wardian, Ward Place, London E14

£1,150,000 Leasehold

Stunning New development - Wardian - Canary Wharf E14

Description

Located on the 29th floor, this beautiful two bedroom apartment features a 346 sq ft private sky garden, 2 double bedrooms with fitted wardrobes, en-suite to master and a beautiful bespoke 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 garden, that can, if so wished, play host to a beautiful landscape of plants and flowers, a personal slice of the Wardian vision. Floor to ceiling windows maximise sight lines and bathe apartments in the stunning Docklands light. Whether your tastes lean towards modernist furniture or classic vinyl, this is the perfect place to relax or entertain friends.

346 sq ft Private Sky Garden - Where nature meets architecture
It's a simple difference, but a game changer: Wardian's apartments do not just have balconies but fully-fledged private gardens. The spacious exteriors mean the benefit of an expansive outdoor area, rare in such a central setting, is granted to each apartment. Not only that, the floor to ceiling windows create an enhanced sense of space even when you are inside.

With the doors open, the private garden becomes an extension of the residence. The boundary between home and garden, comfort



and discovery, can be exactly what you want it to be. Each Wadian private garden can be as lush or sleekly minimalist as the owner prefers. But will feature a palette of rich greenery set against a backdrop of limestone paving and anodised bronze planters.

The Wardian Club

Every resident of Wardian London is a member of The Wardian Club, unlocking access to exclusive first-class facilities. A private dining area, an iconic pool, a rooftop observatory and bar comprise just a few of the highlights. Membership grants access to a range of glamorous spaces where guests might be entertained, business ideas exchanged and new collaborations dreamed up.

The Sky Lounge

25 metre iconic open-air swimming pool

State of the art gymnasium' Including a spa, steam room, yoga studio & gym classes

Private Residents' Cinema

24 hr concierge team

Business Lounge

The Vision

In the midst of the skyscrapers and waterways of Canary Wharf, Wardian London offers an oasis of nature. Combining modernist inspired architecture by Glenn Howells and innovative, unique landscaping, the two iconic apartment towers are designed to maximise the best possible use of space and light. Furthermore, the magnificent Wardian cases will offer residents a sanctuary of seasonal, botanical splendor, creating a haven of peace and beauty in the heart of London.

Why Canary Wharf?

* Fantastic location and transport links.

* Currently employing 110,000 people, London's newest financial district is set to employ 200,000 in the next decade.

* Home to the finest global retail brands, currently totalling 845,000 sq ft and containing shops, bars and restaurants as well as being the European headquarters of numerous major banks, professional services firms and media organisations.

* Crossrail will bring an extra 1.5 million people to within 45 minutes of central London and the Canary Wharf Station opens in 2018 bringing a further 115,000 sq ft of additional retail space.

Call our dedicated sales team today on for more information or to book a private viewing.

Please Note: Photos and floor plan are for illustrative purposes only, apartments may vary.

Council Tax Band: F

Tenure: Leasehold (999 years)

Ground Rent: £750 per year

Service Charge: £7,123.41 per year

Tenure

Leasehold

WARDIAN
BAGSHAW BUILDING | TWO BEDROOM



DIMENSIONS

Internal Area
78.3 sq m / 843 sq ft

Master Bedroom
4,480 x 3,010 mm

Bedroom Two
3,985 x 2,910 mm

Living Area
6,135 x 6,555 mm

Private Garden
32.1 sq m / 346 sq ft

POSITION





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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