



## BAGSHAW BUILDING, CANARY WHARF, E14

£1,150,000 Leasehold

Two Double Bedrooms | Luxurious Development | 16th Floor | Immaculately Presented | Wraparound Balcony | Stunning Views | Two Bathrooms | Swimming Pool & Spa | Residents Gym | 24 Hour Concierge | Cinema Room | 53rd Floor Sky Lounge | Chain Free

- 24 hour concierge
- Chain free
- EWS1 compliant
- Luxurious development
- Residents gym
- Swimming Pool
- Two bathrooms
- Two bedrooms
- Wraparound balcony
- Sixteenth floor

Located in one of Canary Wharfs newest and most luxurious developments is this stunning two bedroom apartment.

Positioned on the sixteenth floor, this apartment boasts approximately 839 sq ft of internal living space and features an open plan reception room with dual aspect floor to ceiling windows, high-end kitchen with built-in appliances, master bedroom with built-in wardrobes and 4 piece en-suite bathroom, second double bedroom and family shower room.

The apartment also includes a full width, wraparound private balcony which offers amazing views.

The Warden provides some of the best facilities around which include gym, swimming pool, sauna, steam room, cinema and a 53rd floor sky lounge.

The Canary Wharf estate is a short walk away from the development which provides access to the Jubilee line and DLR as well as a range of amenities.

Tenure: Leasehold (997 years)

Ground Rent: £750 per year

Service Charge: £6,156 per year





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## Bagshaw Building Wards Place

Approximate Gross Internal Area  
Total = 77.9 sq m / 839 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
		
<b>England &amp; Wales</b>		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.