



## BAGSHAW BUILDING, CANARY WHARF, E14

£1,250,000 Leasehold

46th Floor | Two Bedroom Apartment | L-Shaped Terrace | Stunning Views Across London | No Onward Chain | Two Bathrooms | Open Plan Reception Room | Luxurious Finish Throughout | 24 Hour Concierge | Residents Gym, Swimming Pool, Sauna & Steam Room | Residents Cinema | Moments From Canary Wharf

- No Onward Chain
- Two Bathrooms
- Two Bedrooms
- 46th Floor
- L-Shaped Balcony
- Parking Space Available

Situated on the 46th floor, this exceptional two-bedroom apartment offers a rare opportunity to acquire a beautifully presented home with breathtaking panoramic views across London.

Boasting a striking L-shaped balcony, the property provides an impressive outdoor space perfect for entertaining or simply enjoying the skyline.

The apartment features a spacious open-plan reception room, designed with a luxurious finish throughout, seamlessly blending contemporary style with comfort. The modern kitchen and living area are flooded with natural light, enhancing the sense of space and sophistication.

Both bedrooms are generously sized, with the principal bedroom benefiting from an en-suite bathroom, complemented by a second stylish bathroom. Every detail has been carefully considered to create a refined and elegant living environment.

Residents enjoy exclusive access to a range of premium amenities, including a 24-hour concierge service, fully equipped gym, swimming pool, sauna, and steam room, as well as a private cinema.

Offered with no onward chain, this outstanding property is ideally located just moments from Canary Wharf, providing easy access to world-class shopping, dining, and transport links.

Council Tax Band: F  
Tenure: Leasehold (991 years)  
Service Charge: £8,000 per year  
Parking options: Underground  
Electricity supply: Mains  
Heating: Underfloor  
Water supply: Mains  
Sewerage: Mains

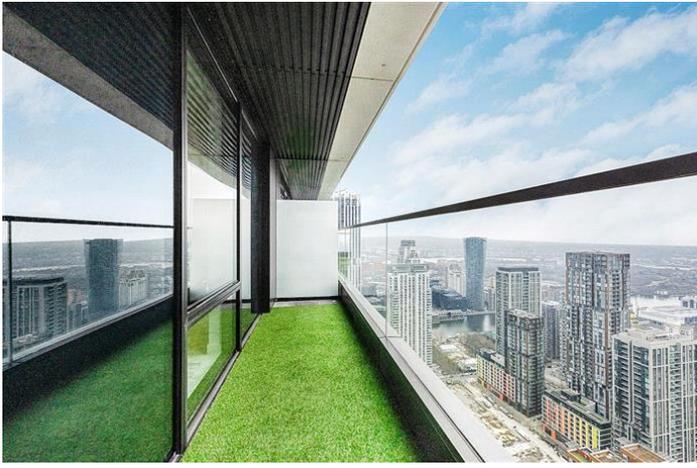
The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.

Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.

Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

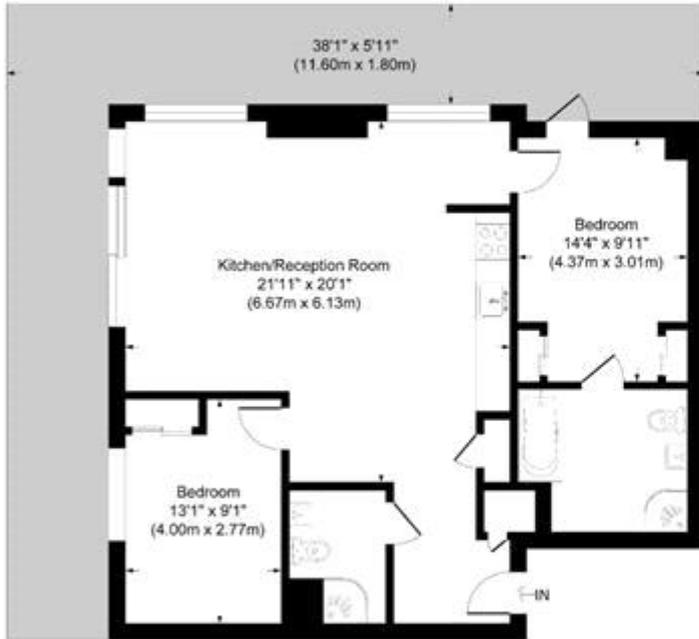
The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



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Forty Sixth Floor



## Wards Place

Approximate Gross Internal Area  
Forty Sixth Floor = 83.8 sq m / 902 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>                            | <b>84</b>               | <b>84</b> |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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.