



FLAT 402 BAGSHAW BUILDING CANARY WHARF, E14 9AZ

£2,250 PER MONTH

This stunning, dock facing 4th floor property is located within the sought after Warden development in E14. The property benefits from an open plan kitchen living area, with a partition leading to a bedroom with built in storage, a modern and stylish shower room and a large private garden balcony, c.164 sq ft.

Every resident is a member of The Warden Club, with access to exclusive first-class facilities, including a private dining area, a rooftop observatory and bar, a magnificent gym with state-of-the-art equipment as well as a yoga studio. Ideally located in Canary Wharf which has now overtaken the City of London as Europe's pre-eminent financial hub. The location enjoys unparalleled transport connections including the Jubilee Line, Docklands Light Railway, Thames Clipper boat services and European flights via London City Airport, and Canary Wharf will be a key station for the major new east-west railway line Crossrail.

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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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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