



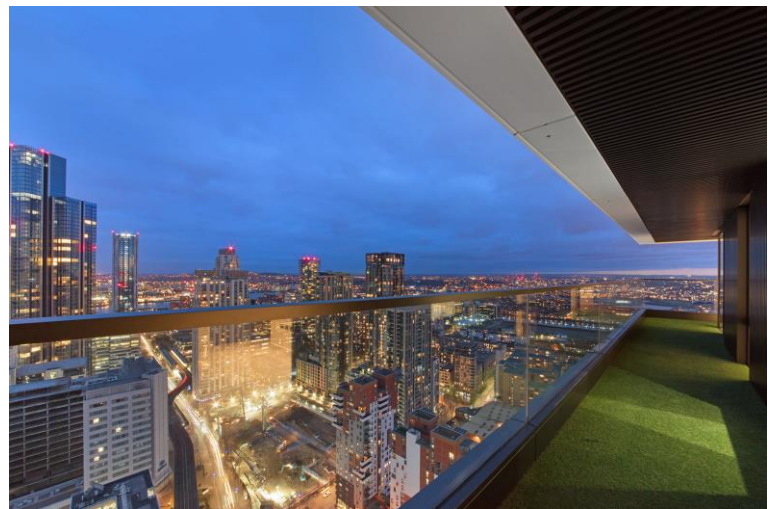
## PROPERTY DESCRIPTION

|  |   |   |   |   |
|--|---|---|---|---|
|  |  |  |  |  |
| Living rooms   | Bedrooms  | Bathrooms   | Car Park  | Area  |
| 1  | 2   | 2   | Yes   | 1,022 sq ft   |

Spanning 1,022 sq ft and set on the 35th floor of the Hobart Building by Ballymore. The Wardian is one of Canary Wharf's premier residences with its wrap around balconies and cutting-edge architecture making it desirable as a home or a London pied-a-terre, it has been built with luxury in mind.

The property boasts bright and airy interior with carefully designed open plan living area, fully integrated kitchen and 401 sq ft private Sky Garden, master bedroom with en-suite bathroom, second bedroom and main bathroom.

Residents have an exclusive membership to The Wardian Club allowing access to a state of art gym facilities, 25m swimming pool, cinema and 24-hour concierge service.



## TERMS

|                         |                                      |
|-------------------------|--------------------------------------|
| <b>Local Authority:</b> | Tower Hamlets London Borough Council |
| <b>Tenure:</b>          | Leasehold, 999 years from completion |
| <b>Service charge:</b>  | Approx. £6,900 per annum             |
| <b>Ground rent:</b>     | £750 per annum                       |



## TRANSPORT LINKS & JOURNEY TIMES

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Heron Quays DLR

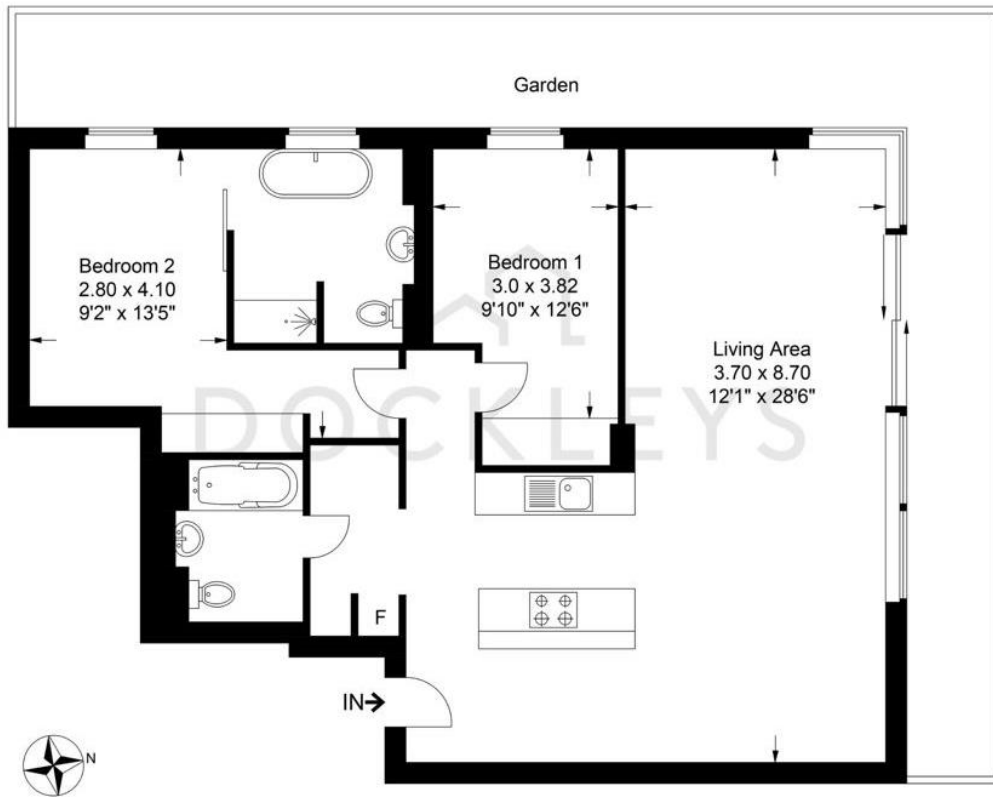
 Approx 650m

Canary Wharf Underground

 Approx 800m



## Approximate Gross Internal Area 94.9 sq m / 1022 sq ft



The floor plan is not to scale and measurements and are as shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of measuring practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your inspection of the property.  
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