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HOBART BUILDING, CANARY WHARF, E14

£435,000 Leasehold

32nd Floor Studio Apartment | Chain Free | Open Plan Living, Kitchen & Sleeping Area | Full Width Private Balcony | Floor To Ceiling Windows | High Specification Finish | Stunning Views | Luxury Resident Facilities | Excellent Transport Links

- Full Width Private Balcony
- No Onward Chain
- Open plan layout
- Studio apartment
- 32nd floor
- Luxurious resident facilities

Set on the 32nd floor of the iconic Wardian development, this exceptional chain-free studio apartment offers stylish contemporary living with breath-taking views across the Canary Wharf skyline and beyond.

Beautifully designed to maximise both space and natural light, the apartment features a bright open-plan living and sleeping area with floor-to-ceiling windows, creating a superb sense of space while framing the spectacular elevated outlook. The kitchen is finished to a high specification with integrated appliances and excellent storage, while the luxurious bathroom is fitted with premium fixtures and contemporary tiling.

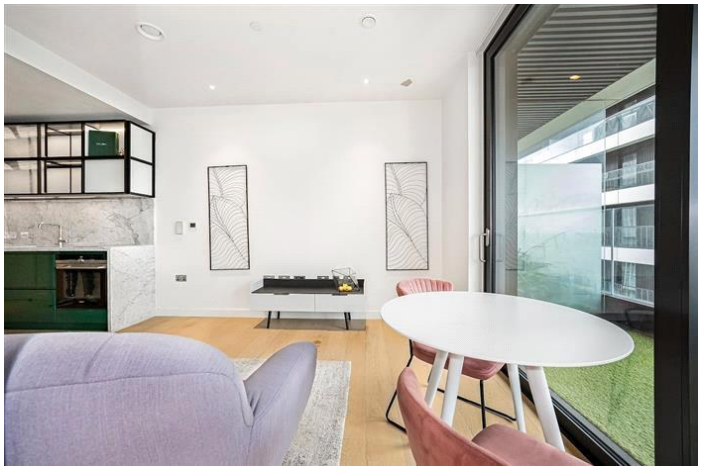
A particular highlight of the property is the full-width private balcony, which extends across the apartment and provides an impressive outdoor space to relax, entertain, or simply enjoy the panoramic views of London's skyline.

Residents of The Wardian enjoy access to an outstanding collection of facilities designed to complement a premium lifestyle, including a 24-hour concierge service, state-of-the-art gymnasium, swimming pool, spa and wellness facilities, private cinema, residents' lounge areas, and beautifully landscaped sky gardens and communal terraces, all set within one of Canary Wharf's most prestigious residential developments.

Perfectly positioned in the heart of Canary Wharf, the property is just moments from Canary Wharf Underground, DLR and Elizabeth Line stations, providing fast connections to the City, West End and Heathrow Airport. The area also offers an exceptional selection of restaurants, bars, cafés, shops and riverside walks.

Council Tax Band: E
Tenure: Leasehold

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 change 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.

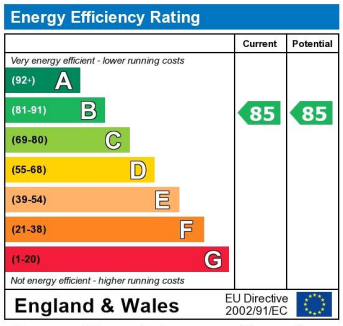








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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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/fittings 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.