



**Hobart Building, 2 Wards Place, E14 9TZ**

Price:

£ 1,250,000





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Price: £ 1,250,000 2 bedroom house

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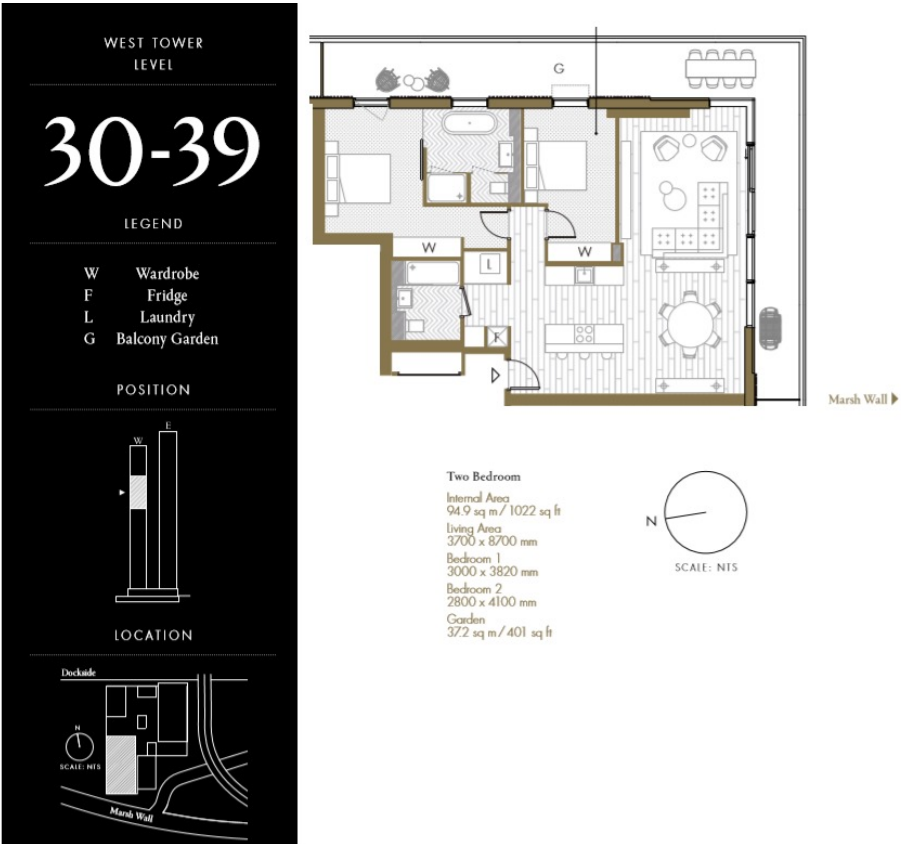
## OVERVIEW

A superb 35th floor, two bedroom property located in the Hobart Building - part of the iconic Wardian development in the heart of Canary Wharf.

Every resident is a member of The Wardian 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 pool and yoga studio.

## KEY FEATURES

- Chain Free
- Two bedroom property
- Includes parking
- 35th floor with panoramic views
- Private terrace (401sqft)
- Access to Wardian Club inc state of the art gym
- 53rd level Sky lounge inclusive of private dining and bar
- 25m athletic standard heated outdoor pool



## Energy Performance Certificates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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>		

