



Let **UK** Home

2 Bedrooms

E14 9XJ

Located in London

£4,996 Per Month



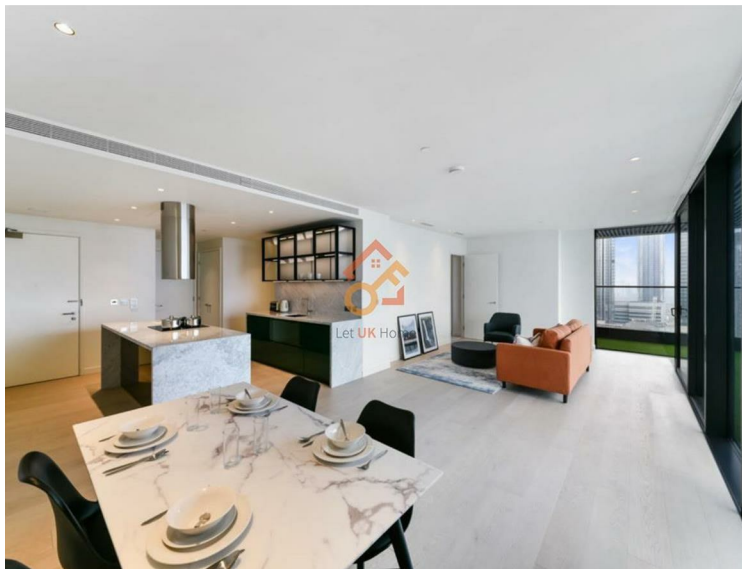
info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Hobart Building, 2 Wards Place, London E14



Let UK Home present this spectacular two-bedroom property in Hobart Building within the sought-after Warden development.

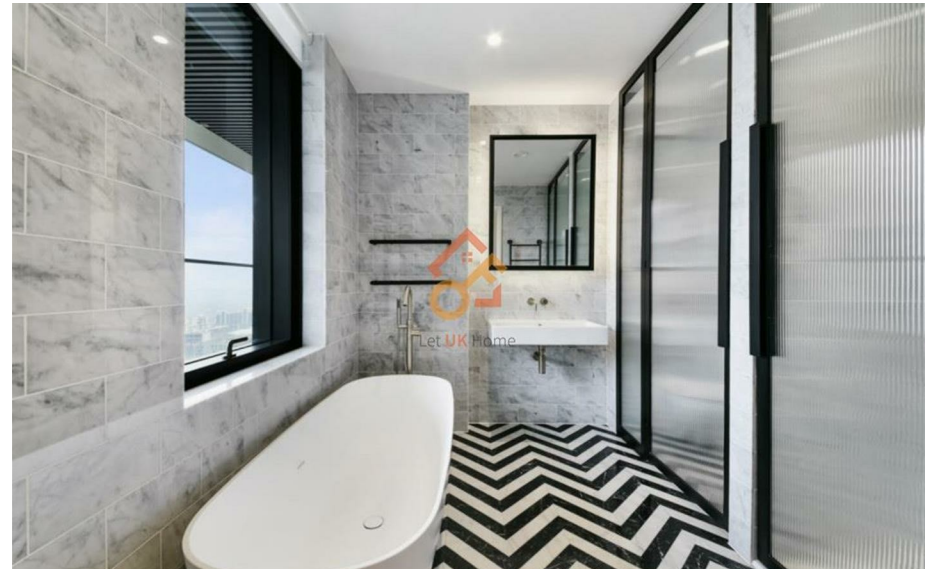
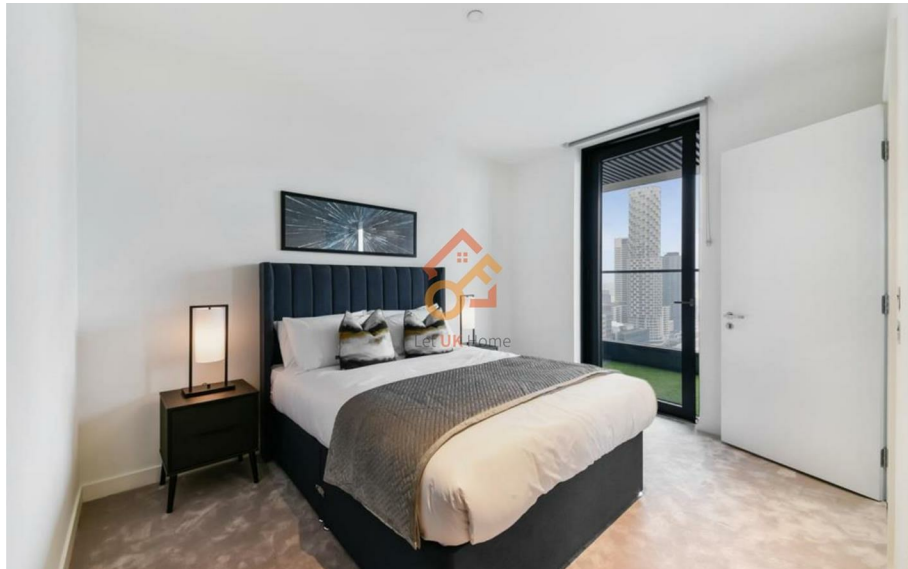
This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, two double bedrooms with wardrobes (master en-suite), a large family sized bathroom and ample storage.

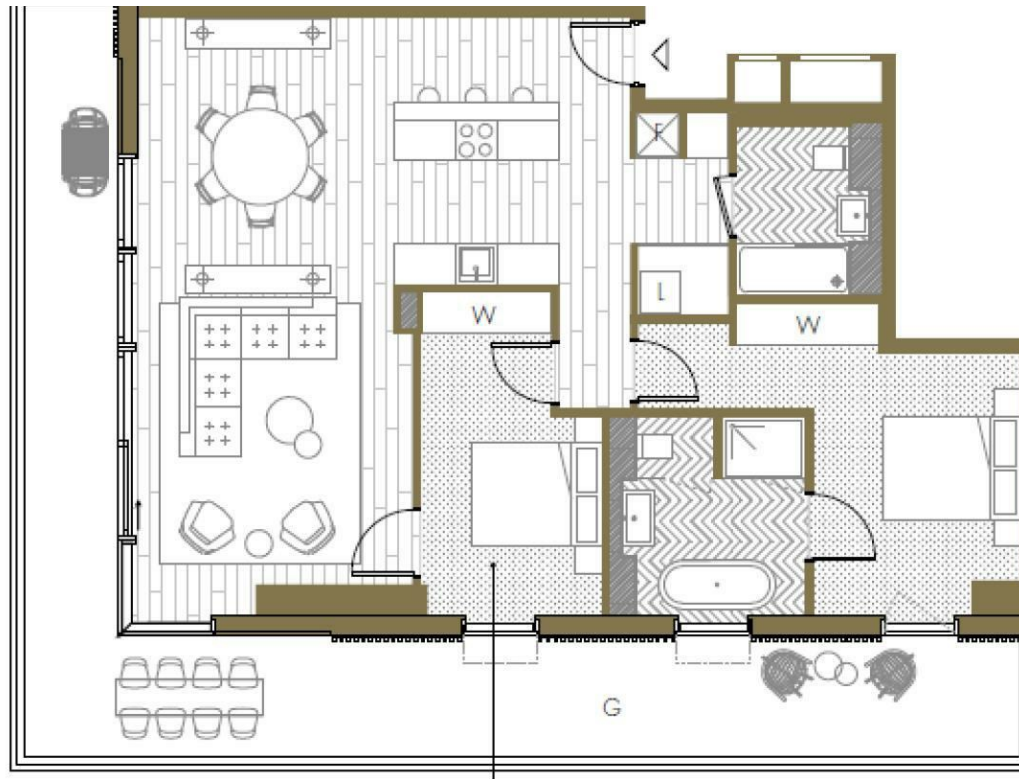
Residents of this exceptional development will have exclusive use of the spa, fitness centre, swimming pool, sauna, steam room and the cinema & game room. Furthermore, residents will also benefit from a concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities.

The apartment is located in a prosperous and prime location in the center of London, surrounded by skyscrapers and various commercial and entertainment facilities. It is within walking distance to the European headquarters of major financial institutions, various art and cultural venues, sports venues, restaurants and bars. A variety of restaurants and boutique shops make this apartment a convenient life.

- 25th Floor
- Sauna & Steam Room
- Swimming Pool
- The Gym
- Walk to UCL School of Management

- Concierge Service & 24h Security
- The Spa
- Cinema & Game Room
- Canary Wharf
- EPC Rating: B





Total floor area

97 square metres



Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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01795 358 886

Council Tax Band: F

Local Authority:

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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	

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