



## 17 Solander Gardens

, London, E1 0DN

**Offers in excess of £420,000**

City Realtor are proud to present this spacious 3 bedroom purpose built flat in the very popular residential area of E1. Fantastically located, 2 min walk from Shadwell overground and DLR. Close to both Canary Wharf and the city. Walking distance to all local amenities, shops and supermarkets.

Would make a great family home or investment property. This property comes chain free.

Service charge - £1900 approx p.a.

Ground rent - £10 p.a.

Lease - 91 years remaining

This property is a must see! Call City Realtor now to arrange a viewing.

### Viewing

Please contact our Shadwell Office on 0207 790 7702 if you wish to arrange a viewing appointment for this property or require further information.

- FANTASTIC 3 BED FLAT
- 2 MINS WALK TO SHADWELL DLR & OVERGROUND STATION
- EXCELLENT LOCATION
- 766QFT
- 91 YEARS REMAINING
- CHAIN FREE
- EASY ACCESS TO BANK STATION
- GREAT RENTAL YIELD

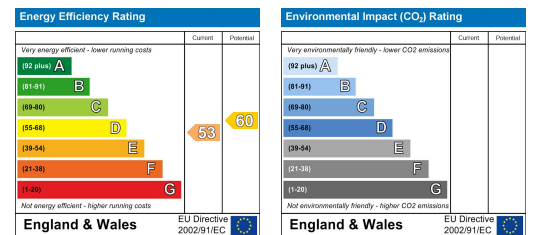


## Floor Plan

## Area Map



## Energy Efficiency Graph



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