



## Shadwell Gardens, London, , E1 2QJ £2,300 PCM

Elms Estates are delighted to be able to offer to the market To Let this Spacious Two Bedroom Apartment located on the ground floor and Available NOW

Shadwell Gardens is situated just moments from Shadwell DLR Station while offering an array of other convenient transport links to both Canary Wharf and the City. The property is situated within easy reach to Wapping, St Katherine Docks and Tobacco Dock. This property really is set within easy access to all of the Restaurants, Bars, Shops, Gyms, Parks this Exciting Area has on offer.

Internally, the property is bright and spacious throughout with a large reception room, Separate kitchen, two double bedrooms and bathroom with separate w/c.

The property is available to move into NOW. Internal viewing Highly Recommended to Avoid Disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



### Reception

12'9" x 12'1" (3.9 x 3.7)

### Kitchen

8'10" x 7'6" (2.7 x 2.3)

### Bedroom One

8'6" x 13'1" (2.6 x 4.0)

### Bedroom Two

10'9" x 8'10" (3.3 x 2.7)

### Bathroom

### W/C

### Material Information

Deposit: £2,653.84

Council Tax Band: B

### Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending tenant must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes.

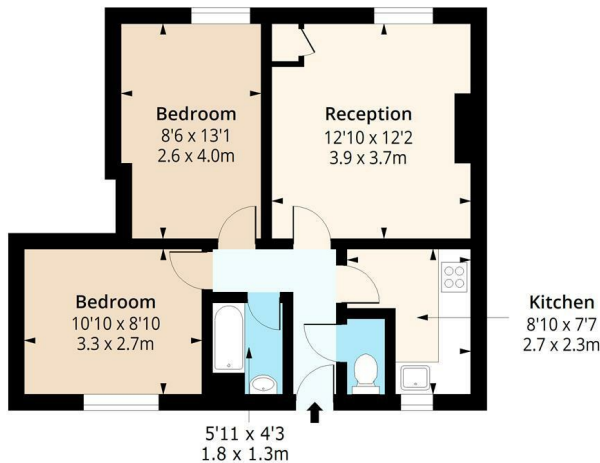
Where the property is managed by Elms Estates (if applicable), appliances, fixtures and fittings provided are checked and are intended to be in reasonable working order at the commencement of the tenancy. However, no guarantee is given as to their continued or uninterrupted operation and faults may occur during the tenancy. Any issues should be reported in accordance with the tenancy agreement to allow for inspection and repair.

Council Tax bands, EPC ratings and permitted payments under the Tenant Fees Act 2019 are provided in good faith and are subject to verification. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



## Shadwell Gardens E1

Approx. Gross Internal Area 532 Sq Ft - 49.42 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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