



## Flat 1 89 Watney Street

, London, E1 2QE

**Offers over £300,000**

City Realtor are introducing a fantastic opportunity to own a stunning and modern 1 bedroom flat with separate study in the heart of East London, just a short walk from Shadwell DLR Station, with easy access to Bank Station.

The spacious open plan kitchen/living area is flooded with natural light, creating a bright and welcoming atmosphere perfect for relaxing or entertaining guests.

The bedroom is generously sized and feature large windows, offering plenty of natural light and the study is a great size which can also be used as a small bedroom.

Located in the vibrant and trendy area of Shadwell, this flat is perfectly situated for those looking to enjoy all that the city has to offer. With an array of restaurants, cafes and shops on your doorstep, as well as excellent transport links, this property is ideal for both owner-occupiers and investors alike.

In fact, this flat offers a great rental yield, making it a smart investment opportunity for those looking to enter the property market or expand their portfolio.

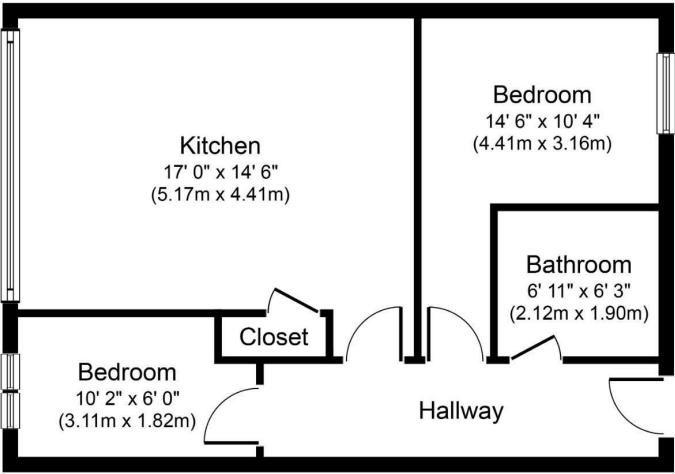
- GUIDE PRICE - £325,000
- MODERN OPEN PLAN KITCHEN/LOUNGE
- 30 SECS WALK TO THE STATION
- NEWLY REFURBISHED
- 2 PRIVATE COURTYARDS
- 7 MINS JOURNEY TO BANK STATION
- SERVICE CHARGE APPROX £1100 P.A
- GROUND RENT APPROX £250 P.A
- 114 LEASE YEARS REMAINING
- FANTASTIC YIELD

### 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.



Floor Plan



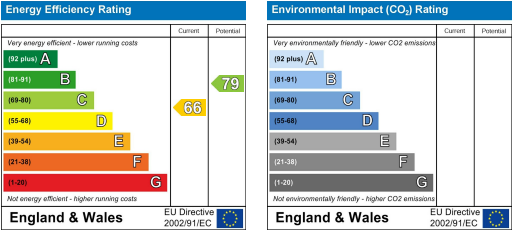
Lower Ground Floor  
Approximate Floor Area  
515 sq. ft.  
(47.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Area Map



Energy Efficiency Graph



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