



Gunmakers Lane, London, E3

BUTLER & STAG



**Price Guide - £425,000 - £475,000**  
**Forming part of Gunmakers Wharf, a popular urban location overlooking Victoria Park and enjoying an attractive canal side setting on the banks of the Hertford Union Canal in the Victoria Park Conservation area, is this one-bedroom, modern apartment. Situated in Vermillion Apartments this luxury apartment features a spacious open-plan layout, large windows providing ample natural light, and high-quality finishes throughout.**



## Leasehold

- Direct Views Of Victoria Park and Hertford Union Canal
- Access to Canal Tow Path
- Secure Underground Parking
- Modern Interiors
- Third Floor
- Private Balcony
- One Bedroom
- Chain Free

This well proportioned one-bedroom property which is located on the third floor features a flowing open-plan living area, including a stylish, fully fitted kitchen which has been designed and manufactured with the ideology of amalgamation of simplicity and modernity. The incorporation of the durable Quartz countertop, featured lighting (under kitchen units), single sink in stainless steel (under mounted), integrated appliances make for all the features necessary to accommodate a contemporary lifestyle for the next discerning buyer.

This great modern apartment features a private balcony that over looks the award winning Victoria Park and the Hertford Union Canal, creating a fantastic outdoor extension to the main living area. Completing the property is a generous double-bedroom, separate bathroom, and ample storage space throughout.

The development comprises 121 new mixed tenure homes including five bedroom family houses as well as studio, one, two and three bedroom apartments together with commercial space at the ground floor level and improved public realm amenity. A peaceful internal courtyard brings park and canal views in to the heart of the development, whilst a new approach to the footbridge provides a significantly enhanced connection to the surrounding amenities.

Excellent transport links are nearby, including several bus routes into the City, whilst Bethnal Green underground and Mile End (Central, District and Hammersmith & City) are just about equidistant from the property.

- \*LEASE LENGTH - 115 years
- \*SERVICE CHARGE - £1,600PA
- \*GROUND RENT - £200 PA
- \*GROUND RENT REVIEW -
- \*COUNCIL TAX - BAND C





## Gunmakers Lane, E3

Approx. Gross Internal Area 502 Sq Ft - 46.64 Sq M  
Approx. Gross Balcony Area 54 Sq Ft - 5.02 Sq M

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### Third Floor

Floor Area 502 Sq Ft - 46.64 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.

Date: 21/7/2023

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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