



Gunmakers Lane, London, E3

BUTLER & STAG



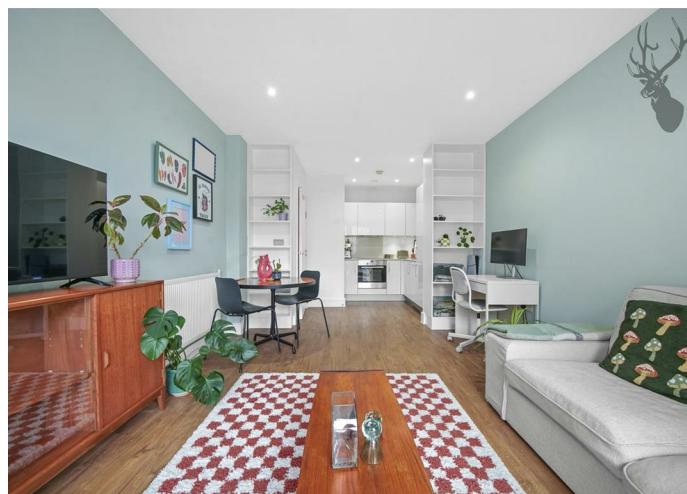
Forming part of Gunmakers Wharf, a popular urban location overlooking Victoria Park and enjoying an attractive canal side setting on the banks of the Hertford Union Canal in the Victoria Park Conservation area, is this one-bedroom modern apartment. Situated in Cyan Apartments this luxury apartment features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



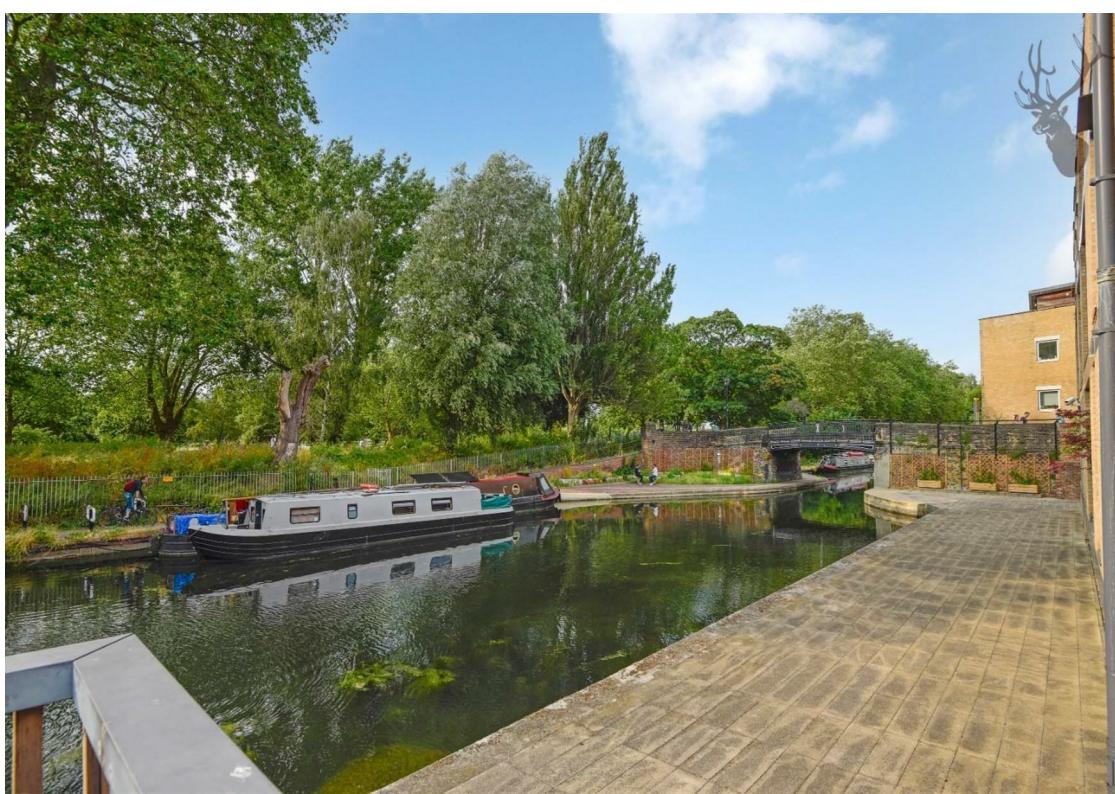
Leasehold

- First Floor Apartment
- Canal Side Development
- Floor to Ceiling Height Windows
- Secure Entry Phone system / Bicycle Storage / Lift Access To All Levels
- Private Balcony
- One Bedroom
- Open Plan Concept Living
- Chain Free

Boasting a sleek and stylish interior, the apartment features an open-plan living area flooded with natural light, leading seamlessly to a private balcony. The modern kitchen comes fully fitted with integrated appliances and high-spec finishes, while the spacious double bedroom and elegant bathroom provide both comfort and functionality.



New Gun Wharf is set alongside the Hertford Union Canal, just moments from the open green spaces of Victoria Park and Lauriston village. The shops and amenities of vibrant Roman Road are close to hand. Mile End, Bow Road and Hackney Wick provide the closest rail links whilst local buses offer a swift and direct service to Bethnal Green, Liverpool Street, Canary Wharf, The City and beyond.

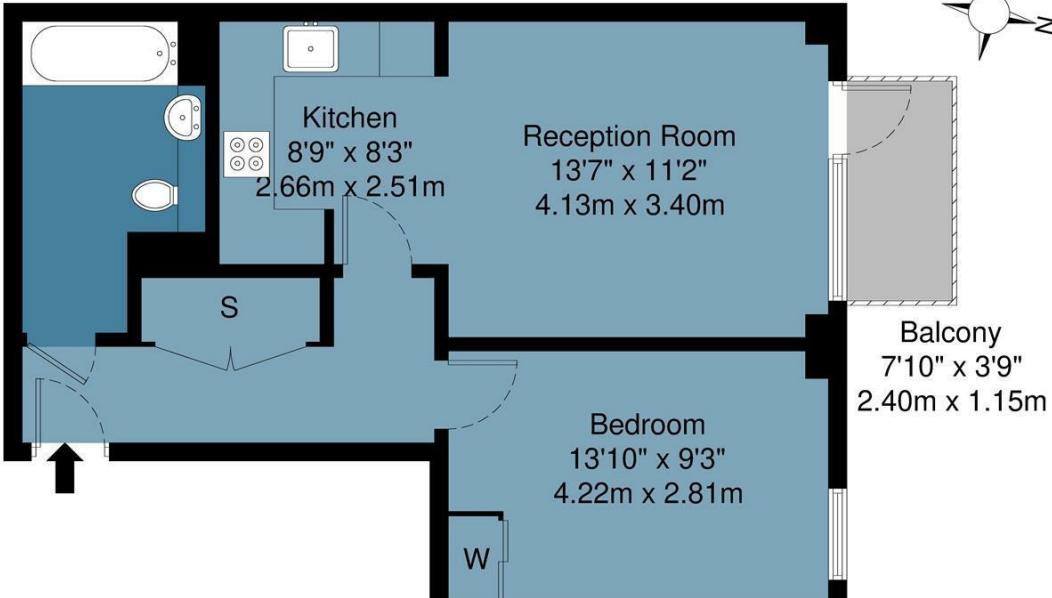


Cyan Apartments, Gunmakers Lane, E3

Approx Gross Internal Area : 47.9 sq m / 515 sq ft

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Bathroom
11'2" x 6'9"
3.41m x 2.05m



First Floor

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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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.