New Gun Wharf, London, E3

BUTLER & STAG

Guide Price £375,000 to £400,000
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 Citrine Apartments this luxury apartment features a spacious open-plan layout, large windows providing ample natural light, and high-quality finishes throughout.

Leasehold

- One Double Bedroom
- Floor To Ceiling Windows
- Canal-Side Location
- Easy Access To Canary Wharf And City
- Entry System & Secure Bike Storage
- Private Balcony
- Modern Development
- Opposite Victoria Park
- Secure Underground Parking
- Lift Access

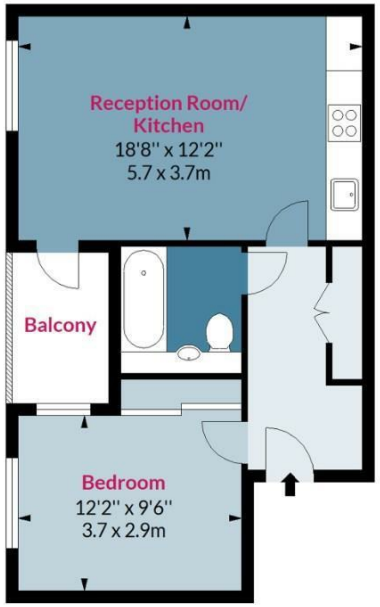
Finished to a high specification throughout, the property boasts floor to ceiling windows allowing for a wealth of natural light. Comprising a open plan kitchen with fitted appliances, reception leading to a south-east facing private balcony, double bedroom and a contemporary bathroom. A secure underground parking space comes with the apartment whilst the development further benefits from lift access and secure bike storage.

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.

*LEASE LENGTH - 115 years
*SERVICE CHARGE -£1284 PA
*GROUND RENT - £200 PA
* GROUND RENT REVIEW -
*COUNCIL TAX - BAND F

Citrine Apartments, 11 New Gun Wharf, E3

Approx. Gross Internal Area 487 Sq Ft - 45.24 Sq M
Approx. Gross Balcony Area 43 Sq Ft - 3.99 Sq M



First Floor

Floor Area 487 Sq Ft - 45.24 Sq M

RICS Certified Property Measurer

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: 27/6/2023

lpaplus.com

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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