



New Gun Wharf, London, E3

BUTLER & STAG



Guide Price £650,000 - £700,000
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 within the Victoria Park Conservation area, is this two-bedroom, two bathroom dual-aspect apartment. This luxury apartment features a spacious open-plan layout and 180 degree terrace/garden allowing you to fully appreciate the sense of serene living.



Leasehold

- Dual Aspect Apartment
- Two Bathrooms
- Secure Underground Allocated Parking Space
- 782 Sq/Ft Internal Living Space
- Full Frontal Views Of The Award Winning Victoria Park And Hertford Union Canal
- 180 Degree Private Terrace

This beautifully proportioned two-bedroom apartment features a flowing open-plan living area, including a stylish, fully fitted kitchen which has been designed with the ideology of amalgamation of simplicity and modernity.

Dual aspect windows offer stunning vistas of Victoria Park and the Hertford Union Canal, providing a constant connection to nature.

The bathrooms boast premium fixtures and fittings, featuring large natural stone colour porcelain tiling, providing a spa-like experience in your own home.

Completing the property are two generous double-bedrooms (one with en-suite), separate bathroom, and ample storage space throughout.

New Gun Wharf borders the award-winning Victoria Park, one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, the much loved Pavilion (waterside) café, playgrounds, and a scattering of other Instagram-worthy delights. In close proximity is the renowned Chisenhale Gallery, famous for presenting some of the world's most celebrated artists and not forgetting the Historic Roman Road home to neighbourhood favourites Zealand Cafe, Brixton Pizza, Mae + Harvey and Whole Fresh, which sit alongside the traditional street market, which runs thrice weekly.

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.





Citrine Apartments

Approx. Gross Internal Area 72.7 Sq M (782 Sq Ft)

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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.

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