New Gun Wharf, London, E3

BUTLER & STAG

Guide Price - £475,000 - £500,000
Situated on the first floor of a secure, contemporary development, this ultra-modern one-bedroom apartment offers an exceptional living experience in one of East London's most picturesque settings. Located directly on the banks of the Hertford Union Canal and enjoying full frontal views across the expansive greenery of Victoria Park, the property combines urban sophistication with a tranquil waterside lifestyle.

Leasehold

- First Floor Apartment
- Private Balcony With Full Frontal Views Of The Hertford Union Canal & Victoria Park
- Floor To Ceiling Height Windows
- Lift Access To All Levels
- Open Plan Concept Living
- Secure Allocated Parking Space Included

Boasting a sleek and stylish interior, the apartment features an open-plan living area flooded with natural light, leading seamlessly to a private balcony – perfect for relaxing while taking in the breathtaking vistas. 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.

Residents benefit from secure entry, lift access to all levels and bicycle storage. The vibrant amenities of Hackney Wick, Bow, and Victoria Park Village are all a short stroll away. Excellent transport links ensure easy access to the City, Canary Wharf, and beyond.

Ideal for professionals or couples seeking a refined home in an enviable location, this property truly offers the best of London living.

Citrine Apartments

Approx. Gross Internal Area 46.7 Sq M (502.9 Sq Ft)

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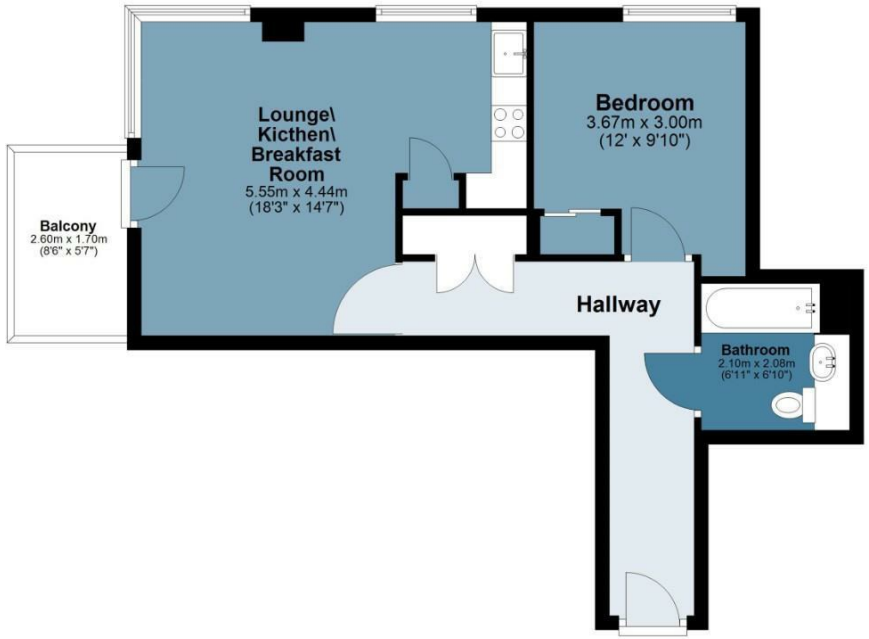
First Floor

Approx. 46.7 sq. metres (502.9 sq. feet)



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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