Gunmakers Lane, London, E3

BUTLER & STAG

Guide price £500,000 to £550,000

Set within seconds of the stunning Victoria Park is this ground floor, two-bedroom, two-bathroom apartment.
Beautiful private outside space and high ceilings that could really compete with most period homes.

Leasehold

- Two Double Bedrooms
- Close to Victoria Park
- Private Outside Space
- Two Bathrooms
- Stunning High Ceilings
- Modern Finish Throughout

This two bed two bath apartment situated on the ground floor of this prestigious block seconds from Victoria Park and the Hertford Union Canal.

The bright and spacious accommodation comprises a generous open plan living to the sleek and contemporary kitchen, two double bedrooms, large family bathroom and a stunning en-suite.

The extensive private garden runs the entire length of the apartment and can be assessed via the reception room and bedrooms.

Cyan Apartments is in a quiet position off Gunmakers Lane and is well situated for transport connections and local amenities including the famous number 8 bus route into the City and West End or the 277 to Canary Wharf, with Mile End Underground (Central Line) being easily accessible.

The green open space at Victoria Park is just seconds away.

The development also has secure underground bicycle storage.

Cyan Apartments, E3

Approx. Gross Internal Area 615 Sq Ft - 57.13 Sq M

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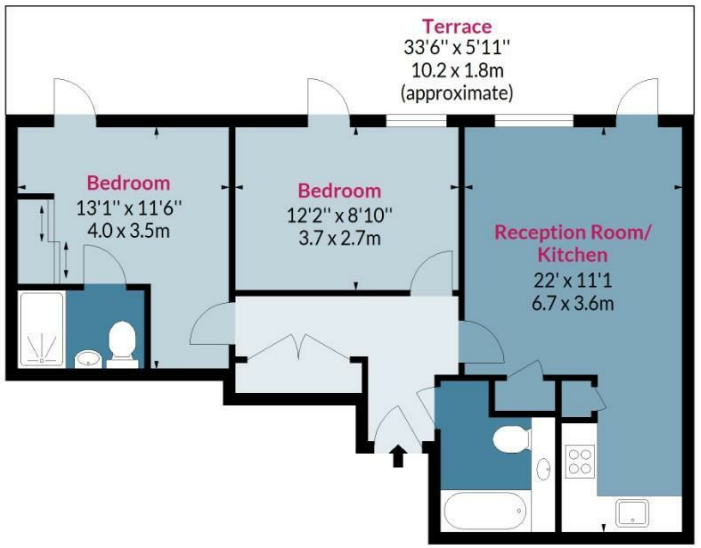

Ground Floor

Floor Area 615 Sq Ft - 57.13 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.

lpaplus.com

Date: 9/12/2022

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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