





## Flat 6

### Cyan Apartments, London

Set Within Seconds Of The stunning Victoria Park Is This Spacious Studio, First Floor Apartment On Gunmakers Lane.

- Bright Open-Plan Living Area
- Modern Studio Apartment
- Close To Victoria Park
- Prime East London Location
- Modern Integrated Appliances
- Secure Development With Lift Access



Located within the sought-after Gunmakers Wharf development, this beautifully presented studio apartment offers stylish contemporary living set alongside the peaceful Hertford Union Canal in the heart of Bow.

Positioned on the first floor and flooded with natural light, the property features a spacious open-plan reception room with floor-to-ceiling windows, a modern fitted kitchen with integrated appliances, and direct access to a private balcony – perfect for relaxing or entertaining. There is also a sleek three-piece bathroom is finished to an excellent standard, offering both comfort and practicality.

Gunmakers Wharf is a secure, well-maintained development boasting, lift access, landscaped communal areas, and bicycle storage. Residents enjoy a tranquil canal-side setting while being just moments from the wide-open green spaces of Victoria Park and the vibrant attractions of Hackney Wick and Roman Road Market.

Excellent transport links are close by, including Mile End (Central, District & Hammersmith & City lines) and Bethnal Green stations, along with numerous bus routes providing quick and easy access to the City, Canary Wharf, and the West End.

Ideal for first-time buyers, professionals, or investors, this exceptional apartment combines modern comfort with a prime East London location.

**Additional Information**

Service Charge: £2012.28

Ground Rent: £200.00

Tenure: 112-year

Once an offer is accepted, a £1,000 reservation fee is required, subject to terms and conditions.

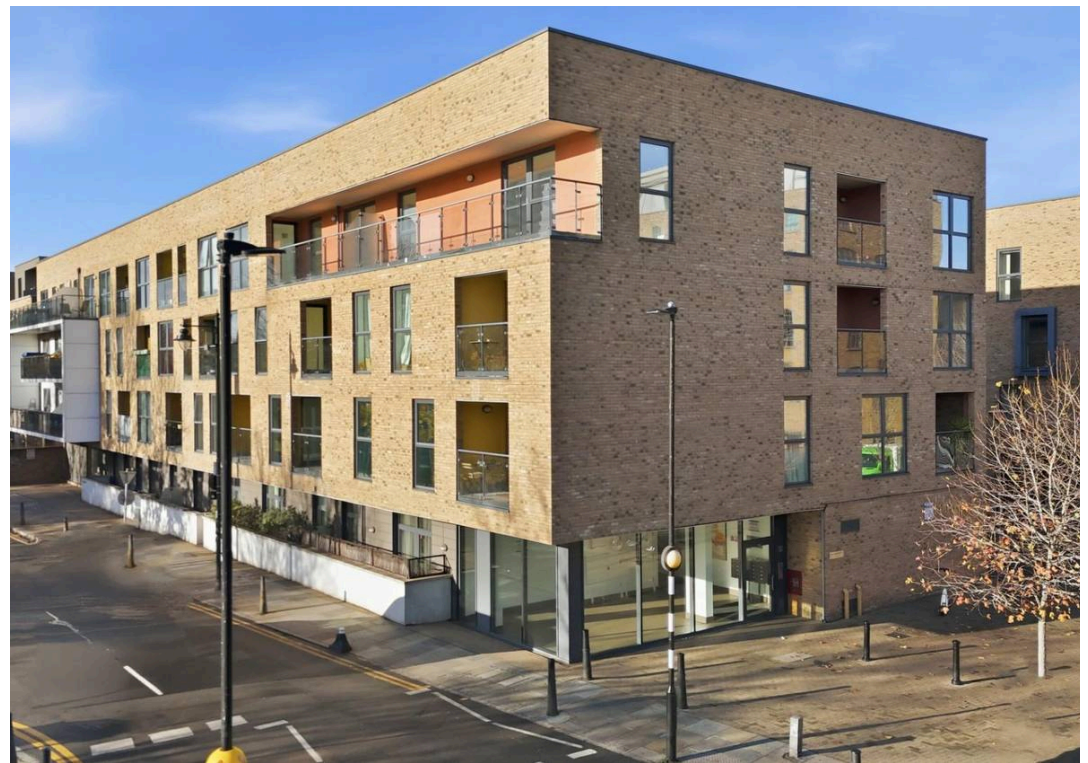
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B







# Cyan Apartment

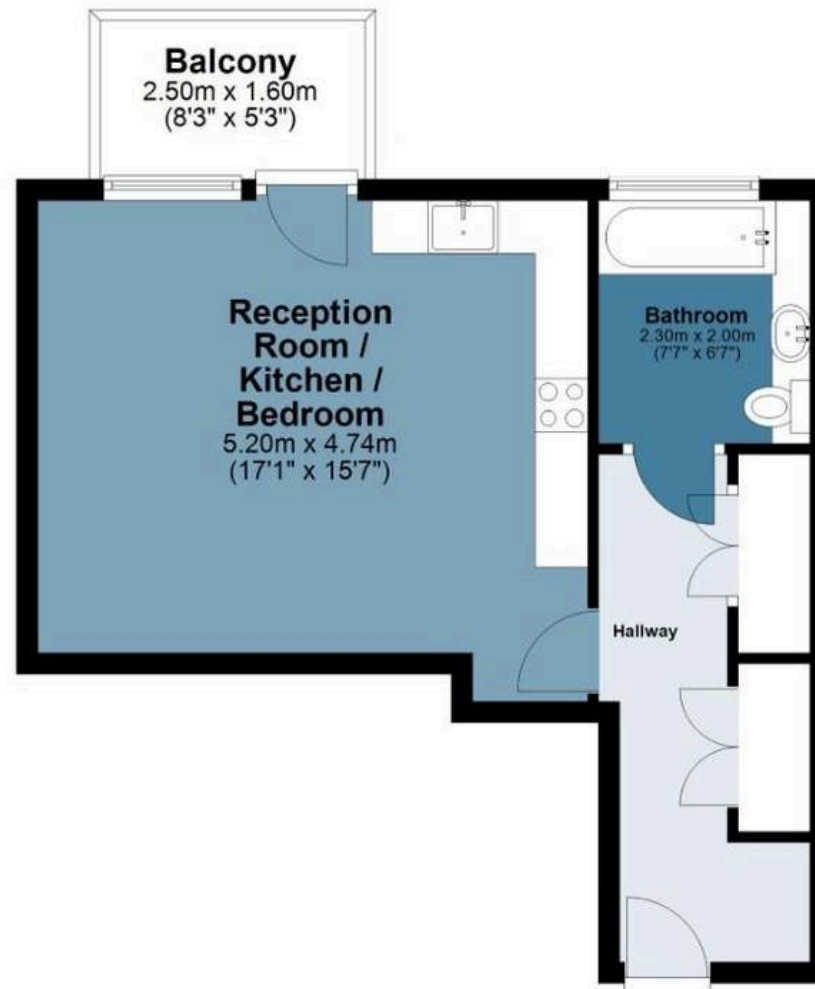
Approx. Gross Internal Area 37.2 Sq M ( 400.7 Sq Ft )

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## First Floor

Approx. 37.2 sq. metres (400.7 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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