

Flat 12, Cyan Apts, 2 Gunmakers Lane
London

£400,000



Flat 12

Cyan Apartments, London

Set Within Seconds Of The stunning Victoria Park Is This Spacious One Bedroom, Second Floor Apartment On Gunmakers Lane.

- Secure Development With Lift Access
- Modern One-Bedroom Apartment
- Close To Victoria Park
- Spacious Double Bedroom
- Prime East London Location
- Bright Open-Plan Living Area



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

Positioned on the second 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 generous double bedroom alongside the 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: £2286.48

Ground Rent: £200.00

Tenure: 112-year

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

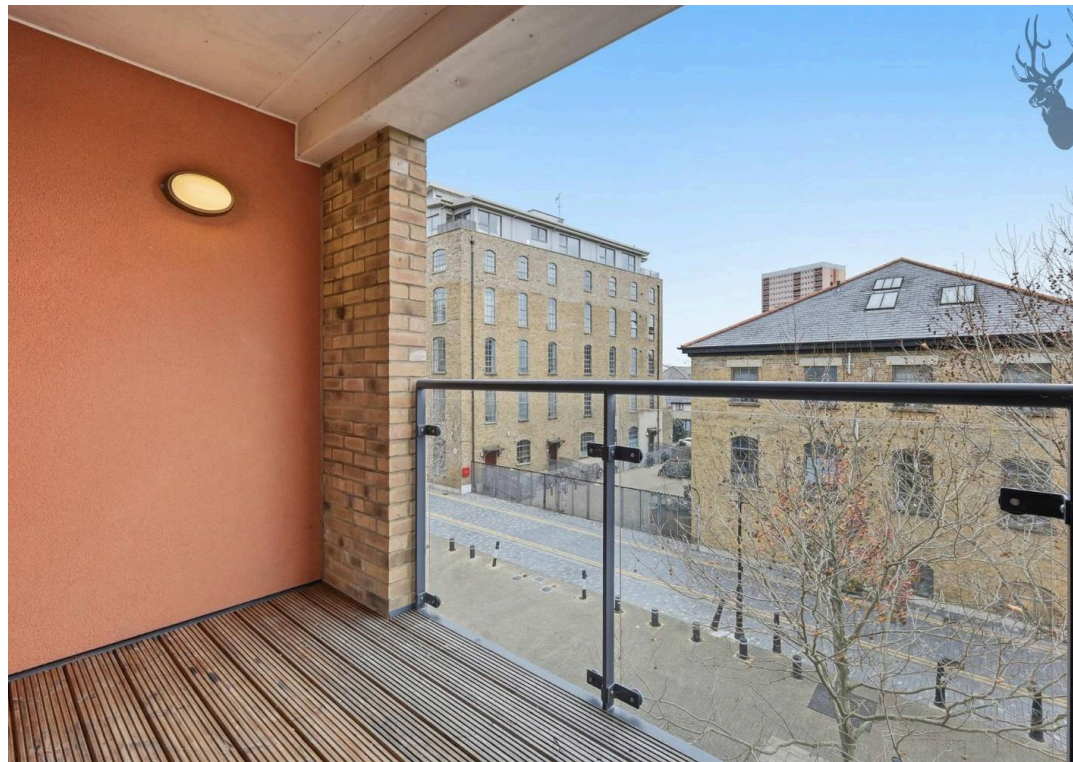
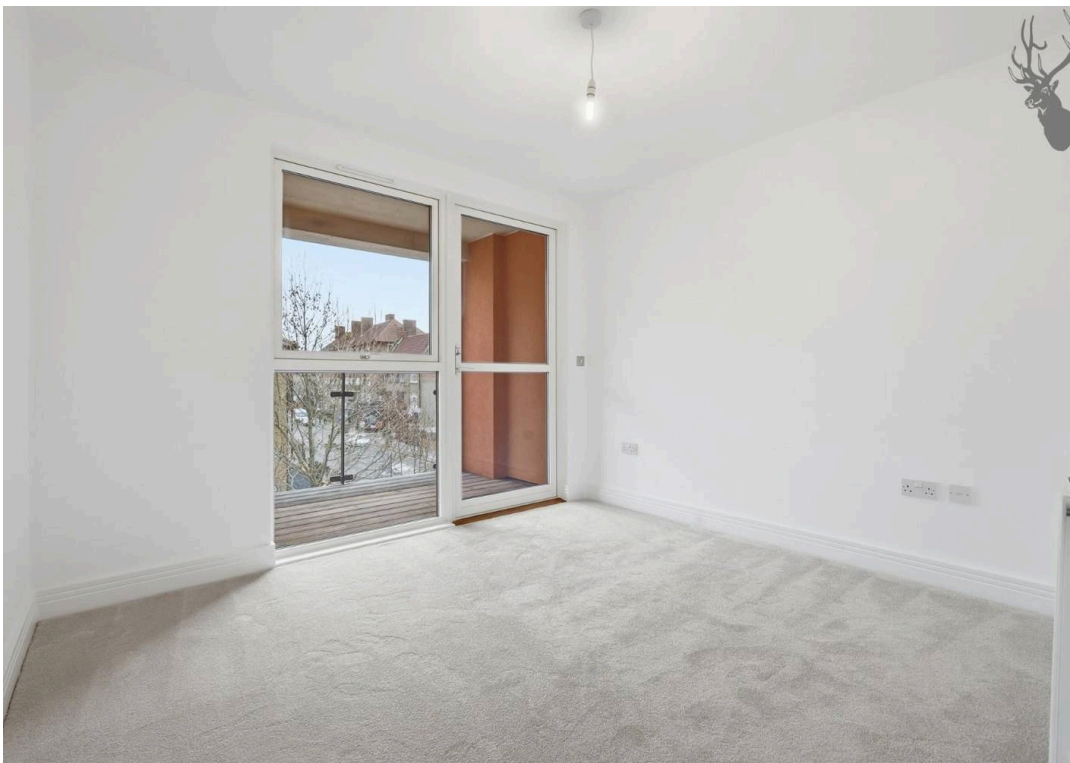
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B







Second Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



Total area: approx. 44.6 sq. metres (480.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.□

Cyan Apartments, 12

FROM EAST LONDON ENERGY TO WEST ESSEX EASE

We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



LONDON STRATFORD SOUTH WOODFORD BUCKHURST HILL LOUGHTON EPPING BEYOND

Like what you see? Let's talk

Book your **FREE** valuation now



020 4542 2999

enquiries@butlerandstag.com

Unit 6, Buckingham Court, Rectory Lane, Loughton, IG10 2QZ

butlerandstag.uk

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.

BUTLER & STAG

