



Cyan Apartments, Gun Wharf, Bow, E3  
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.

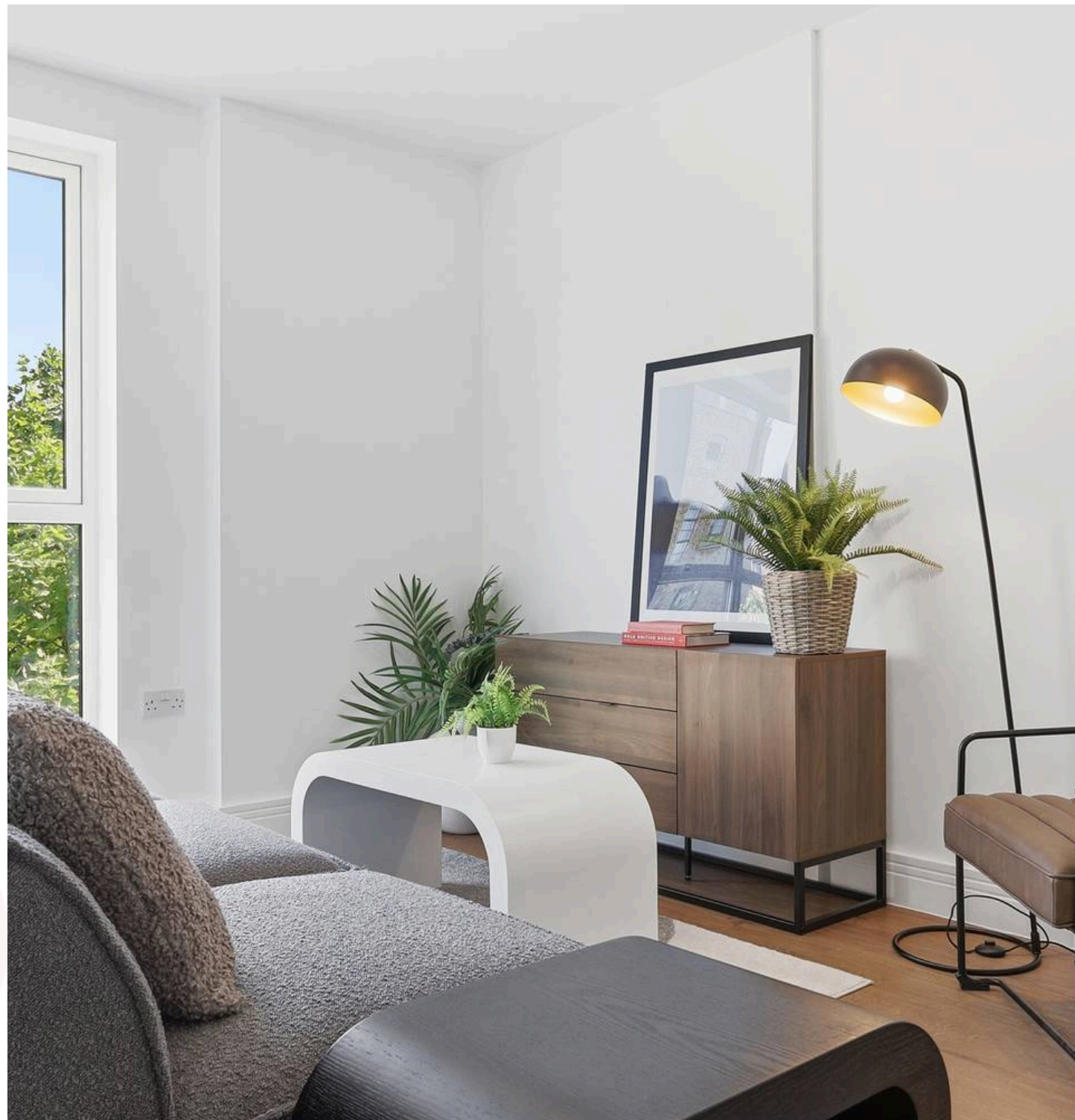
#### **Additional Information**

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.







## 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.

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