



New Gun Wharf, London, E3

BUTLER & STAG





**Price Guide £625,000 - £650,000**  
Forming part of Gunmakers Wharf, a popular urban location overlooking Victoria Park and enjoying an attractive canal side setting on the banks of the Hertford Union Canal in the Victoria Park Conservation area, is this two-bedroom, two bathroom modern apartment. Situated in Citrine Apartments this luxury apartment features a spacious open-plan layout, large windows providing ample natural light, and high-quality finishes throughout.



## Leasehold

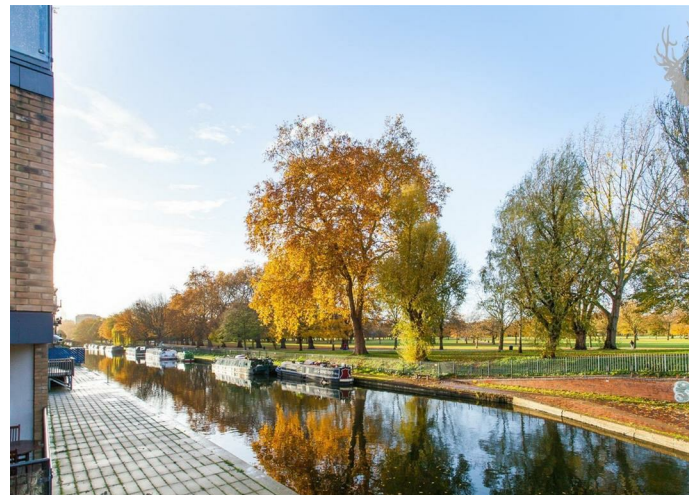
- Full Frontal Views Of Victoria Park and The Hertford Union Canal
- Private Balcony
- Two Bathrooms
- Chain Free
- Secure Underground Parking Space
- 743 Sq/Ft Internal Living Space
- Two Bedrooms
- Second Floor Apartment

This well proportioned two-bedroom property which is located on the second floor features a flowing open-plan living area, including a stylish, fully fitted kitchen which has been designed and manufactured with the ideology of amalgamation of simplicity and modernity. The apartment features a private balcony, creating a fantastic outdoor extension to the main living area.

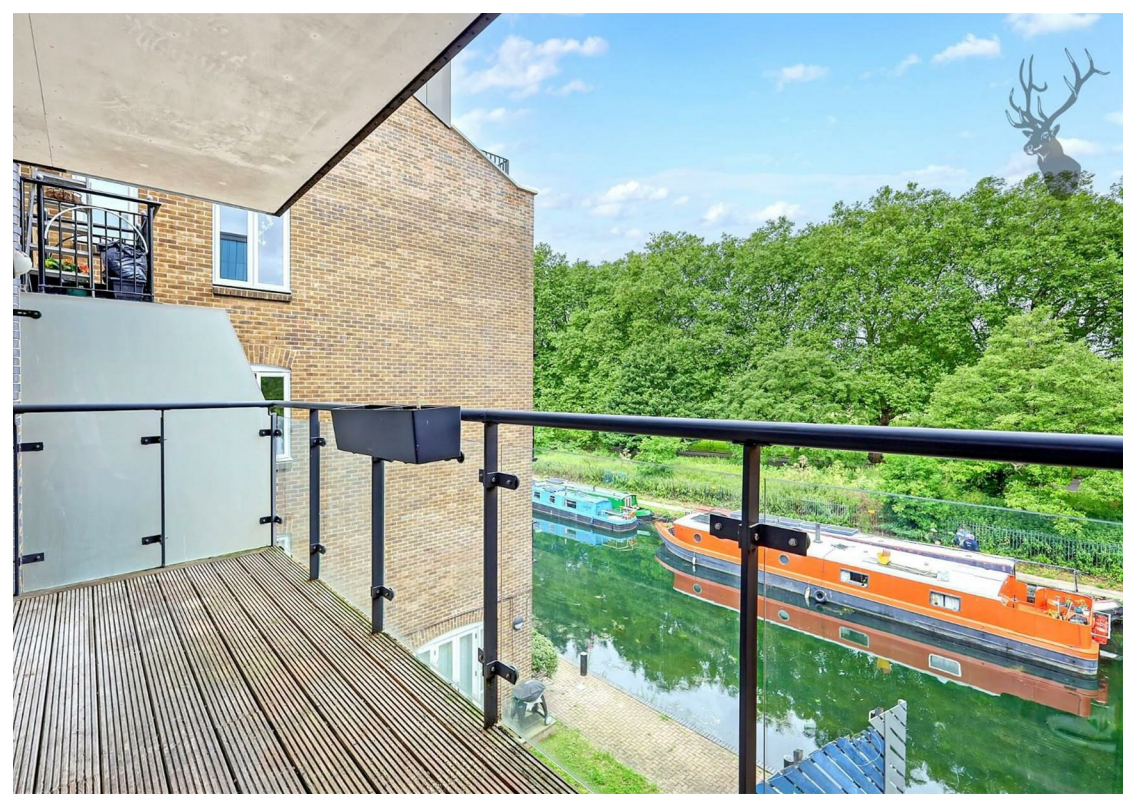
Completing the property are two generous double-bedrooms (One with en-suite), separate bathroom, and ample storage space throughout.

New Gun Wharf borders the award-winning Victoria Park, one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, the much loved Pavilion (waterside) café, playgrounds, and a scattering of other Instagram-worthy delights. In close proximity is the renowned Chisenhale Gallery, famous for presenting some of the world's most celebrated artists and not forgetting the Historic Roman Road home to neighbourhood favourites Zealand Cafe, Brixton Pizza, Mae + Harvey and Whole Fresh, which sit alongside the traditional street market, which runs thrice weekly.

Excellent transport links are nearby, including several bus routes into the City, whilst Bethnal Green underground and Mile End (Central, District and Hammersmith & City) are just about equidistant from the property.





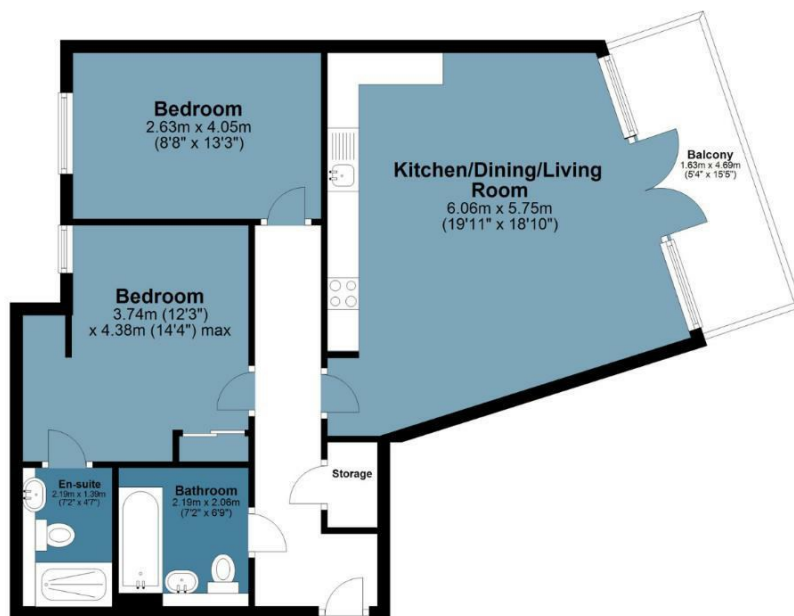


## Citrine Apartments

Approx. Gross Internal Area 69.1 sq. metres 743.8 sq. feet)

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**Second Floor**  
Approx. 69.1 sq. metres (743.8 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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**BUTLER & STAG**

☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ bow@butlerandstag.com

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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