



Gunmakers Lane, London, E3

BUTLER & STAG



Price Guide £625,000 - £675,000
Nestled within the historic and sought-after Albany Works development, this expansive dual aspect, duplex apartment offers the perfect blend of contemporary living and period charm. Situated next to the serene Victoria Park and Hertford Union Canal, this property is ideal for those seeking a vibrant lifestyle in one of London's most dynamic areas.



Leasehold

- Top Floor Dual Aspect, Duplex Apartment
- Two Bathrooms
- Open Plan Living Concept
- 788 Sq/Ft Internal Living Space
- Private South Facing Roof Terrace
- Sleek Modern Kitchen / Exposed Brick Work

This lavishly sized duplex apartment spans two generous levels, providing ample space for comfortable living and entertaining. The open-plan design seamlessly connects the living, dining, and kitchen areas, creating a bright and airy atmosphere.

The well-appointed kitchen features high-end appliances, sleek cabinetry, and granite counter top space.

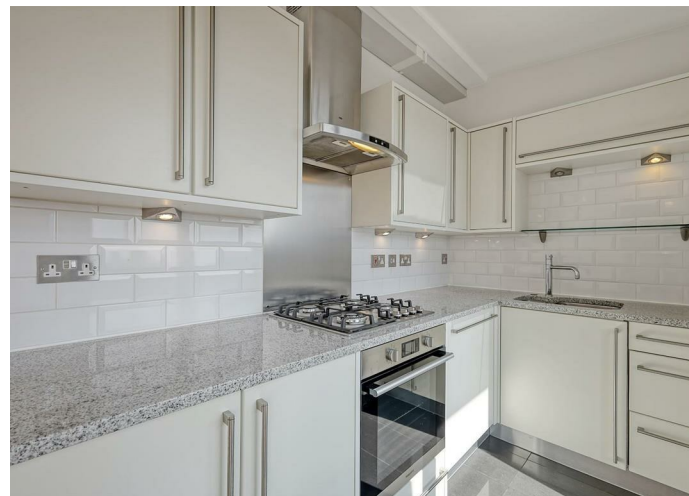
Both bedrooms are well proportioned in size, offering privacy and tranquility with stunning views of the East London landscape. The principal bedroom benefits from an en-suite bathroom, while the second bedroom is equally spacious, perfect for guests or a home office.

The property boasts two modern bathrooms, each designed with luxury in mind. The en-suite bathroom features a contemporary shower, while the main bathroom offers a full-sized bathtub.

Albany Works is a beautifully converted period building, retaining much of its original character with exposed brickwork and large warehouse style windows, all while providing the comforts of modern living.

Just a stone's throw from Victoria Park, residents can enjoy the park's lush green spaces, tranquil lakes, and vibrant community events. The apartment is also well-connected, with easy access to local amenities, boutique shops, cafes, and excellent transport links, including the Mile End and Bow Road Tube Station and nearby bus routes.

The apartment includes ample storage throughout, a secure entry system, and access to communal areas within the Albany Works development.

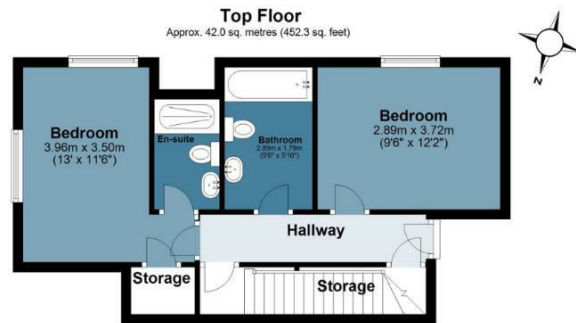




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Approx. Gross Internal Area 73.3 sq. metres 788.5 sq. feet)

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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.