



Armoury House

7 Gunmakers Lane, E3

Asking Price £500,000

A bright & airy, dual aspect 2 bedroom 1st floor apartment in the New Gun Wharf development in Bow, situated in a tranquil location by the Hertford Union Canal, & right next to Victoria Park, the largest park in Tower Hamlets. Offered chain-free.



Armoury House

7 Gunmakers Lane, E3

- 805sq ft 1st floor 2 bedroom apartment.
- Dual aspect, open-plan living room / kitchen.
- 2 double bedrooms.
- Tranquil location next to the Hertford Union Canal.
- Adjacent to Victoria Park.
- Offered chain-free.



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Victoria Park is over 200 acres of green space on the doorstep of this property. Probably East London's most beloved park.

The property is offered chain-free.

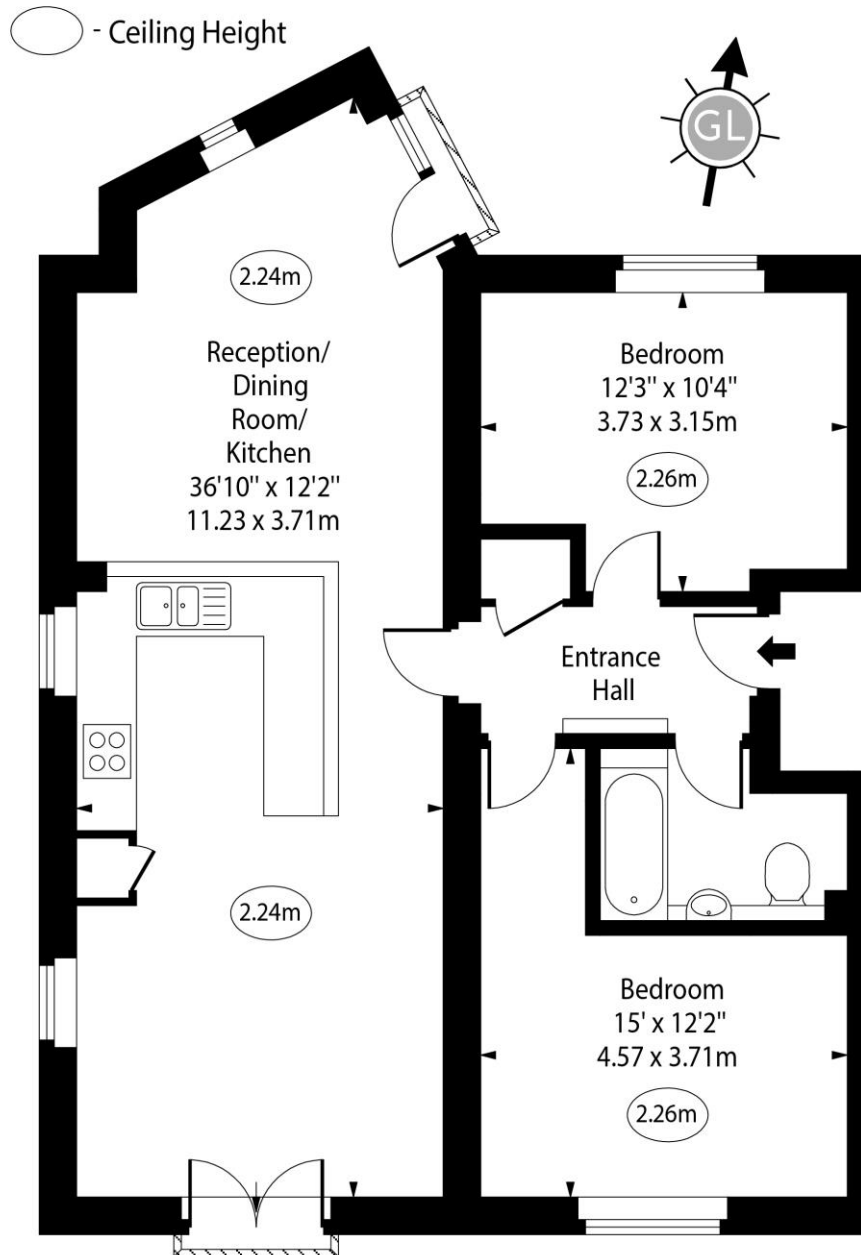
Tenure: Leasehold – 102 years remaining approx.
Service Charge: TBC
Ground Rent: £200pa
Local Authority: Tower Hamlets
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	77	79
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Canary Wharf & Greenwich Sales

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Armoury House, Gunmakers Lane, E3



First Floor

Approx Gross Internal Area 805 Sq Ft - 74.78 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 026259M

