



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.



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.

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.

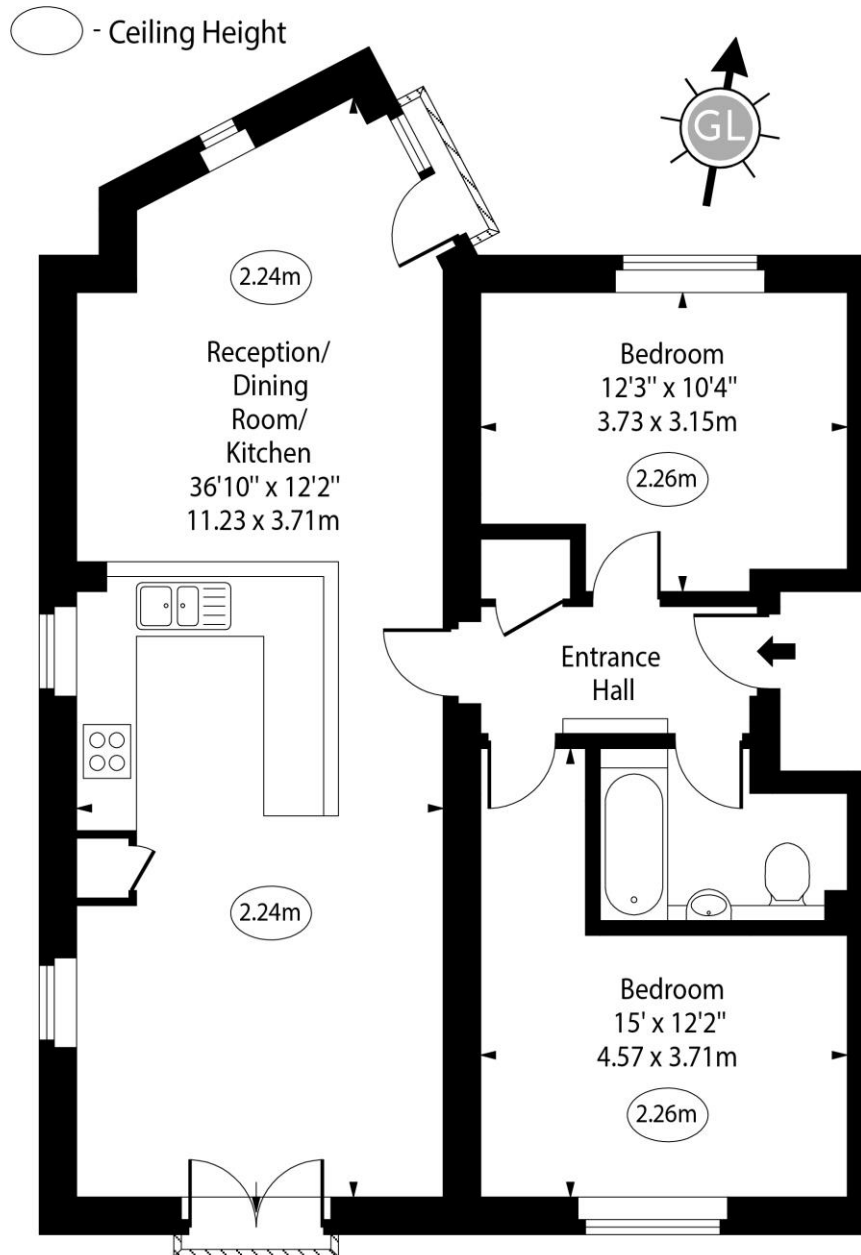
Tenure: Leasehold – 102 years remaining approx.
Service Charge: £2,174pa approx..
Ground Rent: £200pa
Local Authority: Tower Hamlets
Council Tax Band: C

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

