



**£600,000**

**Gunmakers Lane**

Bow, E3 5GG

New to market is this stunning two bedroom two bathroom 3rd floor apartment with secure allocated parking space set within the sought after development of Gunmakers Wharf, E3, which borders the beautiful greens of Victoria Park and Regents Canal.

The property has a stylish open plan living/dining area leading to large balcony, luxurious fully fitted kitchen with integrated appliances, two spacious bedrooms and two contemporary bathrooms, one being an en-suite to master bedroom.

The apartment has been finished to the highest of standards with modern decor, flooring, fixtures and fittings. A vibrant location just a short walk to Roman Road market and Victoria Park village with great transport links including 24 hour bus routes into the city and west end. Nearest stations include Mile End, Bow or Benthall Green.

Ideal first time buy or investment Offered chain free





# Gunmakers Lane, E3 5GG

Approx Gross Internal Area = 65.31 sq m / 703 sq ft

Balcony = 3.08 sq m / 33 sq ft

Total = 68.39 sq m / 736 sq ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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