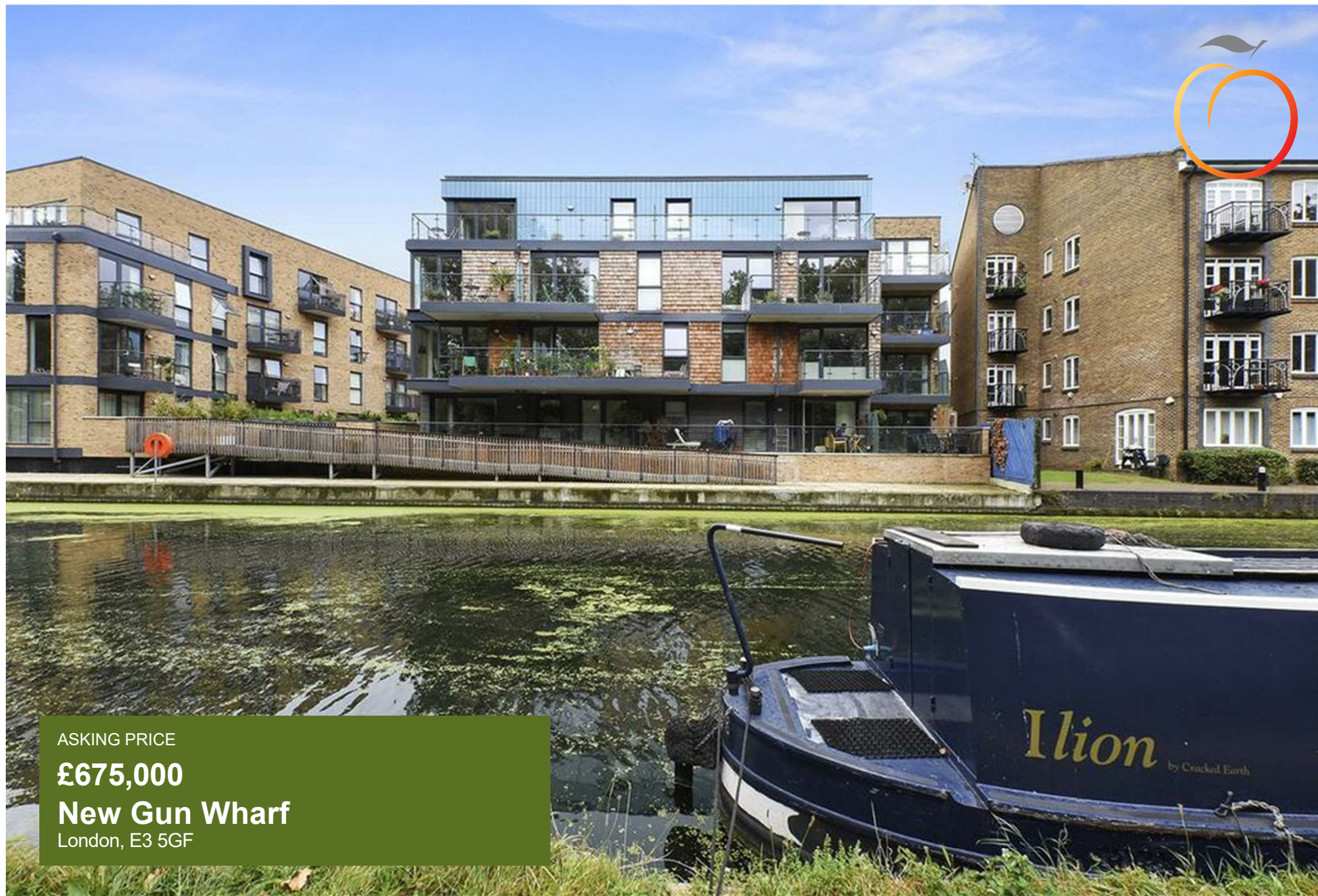




ASKING PRICE

£675,000

New Gun Wharf

London, E3 5GF

New to the market is this stunning two-bedroom, two-bathroom top floor apartment with a secure allocated parking space, set within the sought-after development of Gunmakers Wharf, E3. Perfectly located on the edge of Victoria Park and Regent Canal, this beautifully finished home offers a rare combination of modern living and peaceful surroundings.

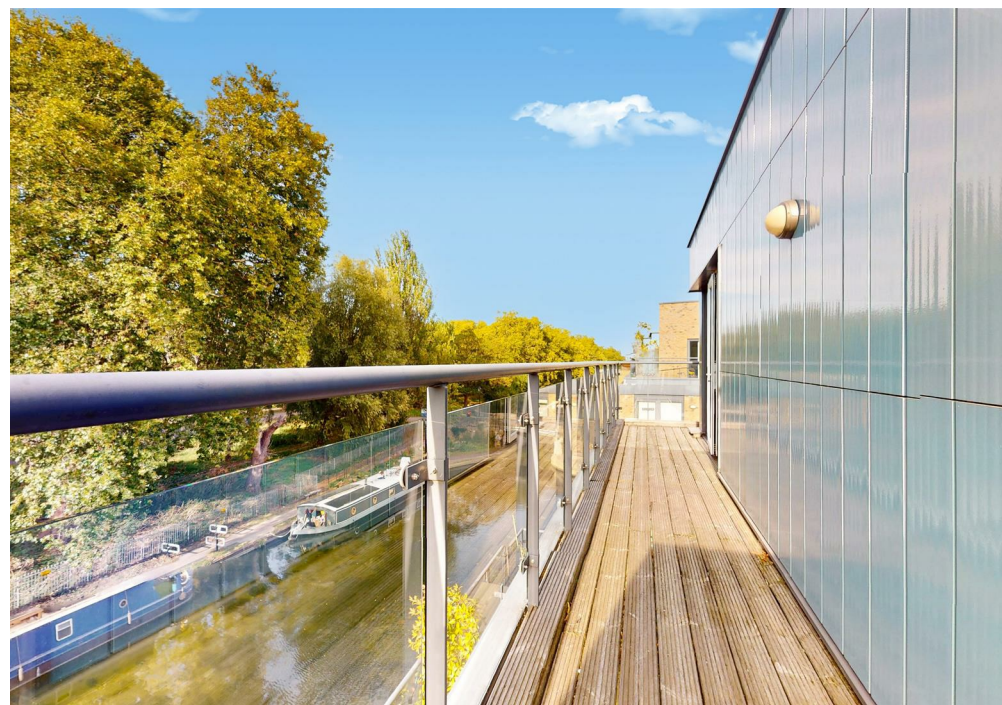
The apartment features a bright and spacious open-plan living and dining area, complemented by floor-to-ceiling windows and stylish wooden flooring. This space opens out onto a large wraparound balcony with lovely 180 degree views over Victoria Park and the canal, ideal for relaxing or entertaining.

The fully fitted kitchen is sleek and contemporary, with integrated appliances and high-quality finishes throughout. There are two generously sized double bedrooms, including a master with a modern en-suite bathroom. A second well-appointed bathroom serves the rest of the apartment, and both benefit from elegant, contemporary design and top-of-the-range fixtures.

The property has been completed to an exceptional standard, with a clean, modern décor and an abundance of natural light throughout. Gunmakers Wharf is a secure, well-maintained development that remains highly popular with professionals and families alike.

Located just a short walk from Roman Road Market and the boutiques, cafes, and restaurants of Victoria Park Village, the area also benefits from excellent transport links. Nearby stations include Mile End, Bow Road, and Bethnal Green, with 24-hour bus routes offering easy access to the City and West End.

Offered chain free, this apartment makes an ideal first-time purchase or investment opportunity.offered chain free



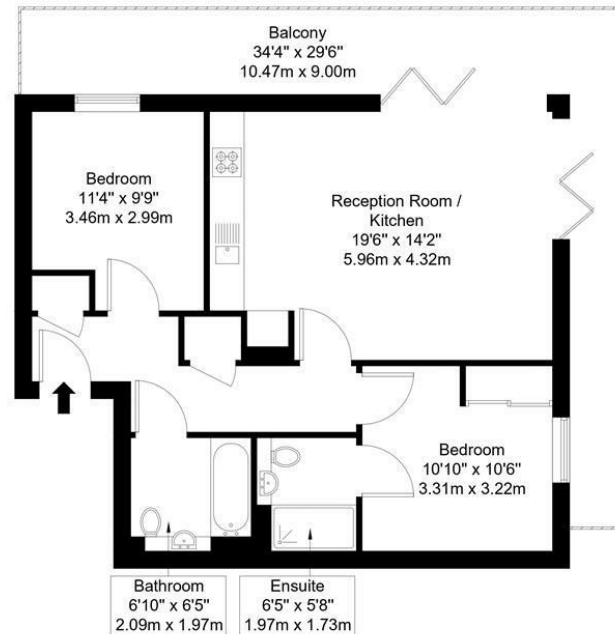


New Gun Wharf, E3 5GF

Approx Gross Internal Area = 64.1 sq m / 690 sq ft

Balcony = 22.5 sq m / 242 sq ft

Total = 86.6 sq m / 932 sq ft



Third Floor

Ref :

Copyright **BLEU PLAN**

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

OFFICE ADDRESS
88 Cheshire Street
London
E2 6EH

OFFICE DETAILS
0207 739 6969
info@peachproperties.com
www.peachproperties.com