

INNER CITY ESTATES

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Stunning Two Bed Flat

Balcony

Overlooking Victoria Park

Two Bathrooms

Secure Parking Space

Modern Throughout



Vermillion Apartments Gunmakers Lane
London, E3 5GG

£625,000

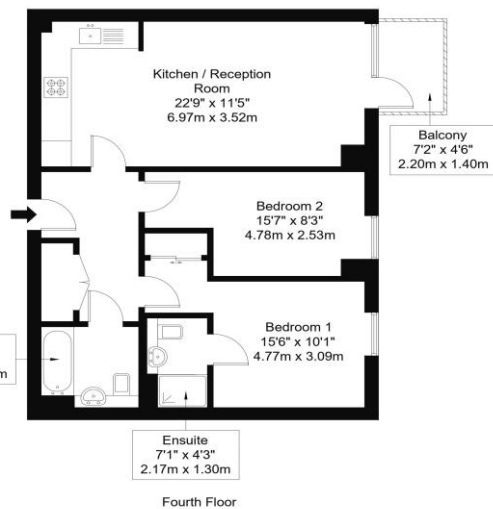
New to market is this stunning two-bedroom two-bathroom 3rd floor apartment with secure allocated parking space set within the sought-after development of Gunmakers Wharf, E3, which borders the beautiful greens of Victoria Park and Regents Canal. The property has a stylish open plan living/dining area 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!



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



Offered chain free
Service Charge: £2814
Ground rent: £250
Lease: 114 years

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(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
www.epc4u.com		



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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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.