BUTLER & STAG

# Cyan Apartments, Bow, E3

London

Guide Price £640,000

## Cyan Apartments, London

Located on the fringe of Victoria Park and the banks of the Hertford Union Canal is this top floor, two bedroom, two bathroom apartment on Gunmakers Lane.

- Top Floor Apartment
- Open Plan Concept Living
- Two Bedrooms
- Waterside Development
- Two Bathrooms
- Large Balcony
- Chain Free
- Victoria Park & Hertford Union Canal On your Door Step

Located within the sought-after Gunmakers Wharf development, this beautifully presented two-bedroom apartment offers stylish contemporary living set alongside the peaceful Hertford Union Canal in the heart of Bow.

Positioned on the third floor and flooded with natural light, the property features a spacious open-plan reception room with floor-to-ceiling windows, a modern fitted kitchen with integrated appliances, and direct access to a private balcony – perfect for relaxing or entertaining. There are two generous double bedroom alongside the sleek three-piece bathroom is finished to an excellent standard, offering both comfort and practicality.

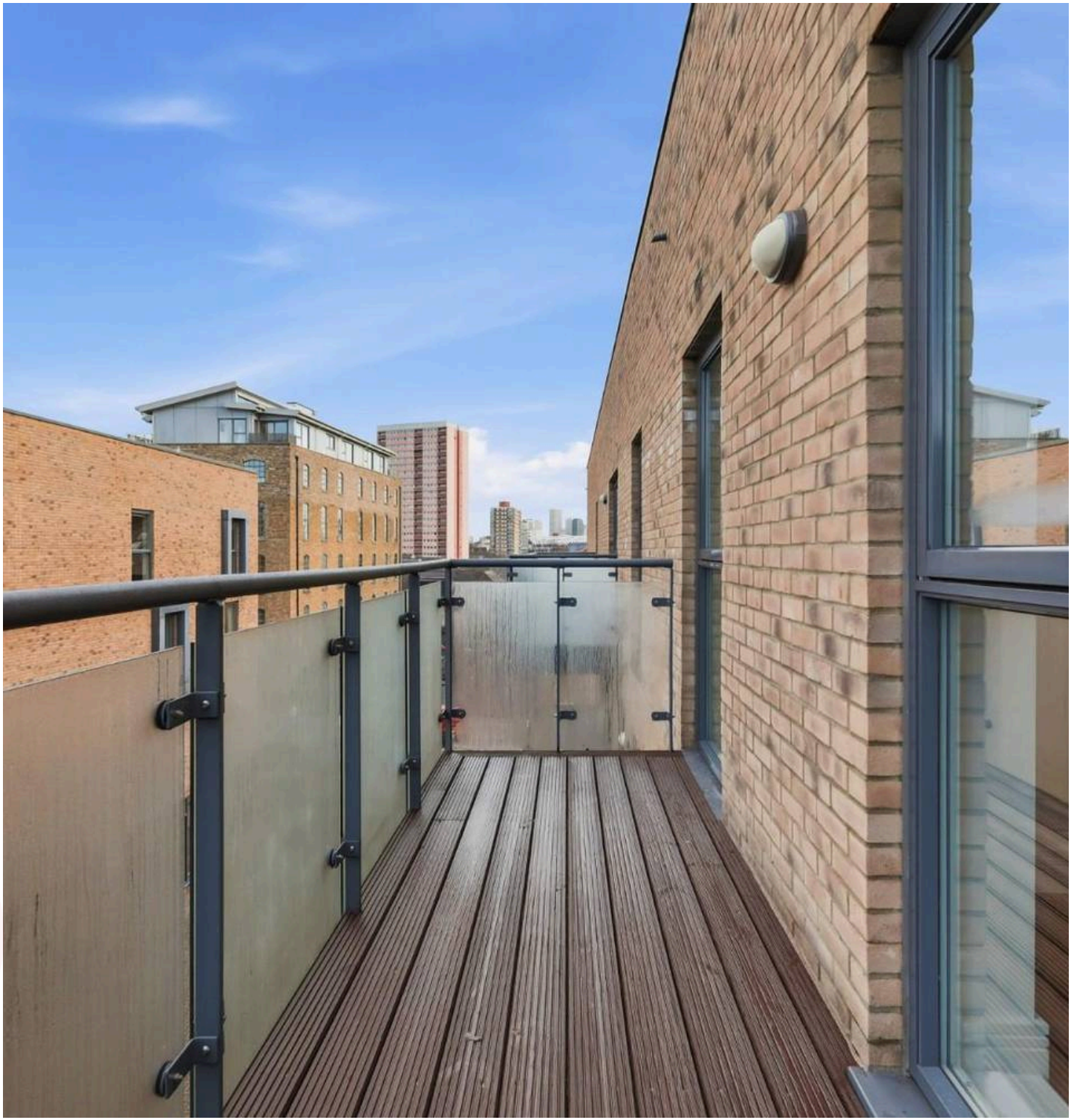
Gunmakers Wharf is a secure, well-maintained development boasting, lift access, landscaped communal areas, and bicycle storage. Residents enjoy a tranquil canal-side setting while being just moments from the wide-open green spaces of Victoria Park and the vibrant attractions of Hackney Wick and Roman Road Market.

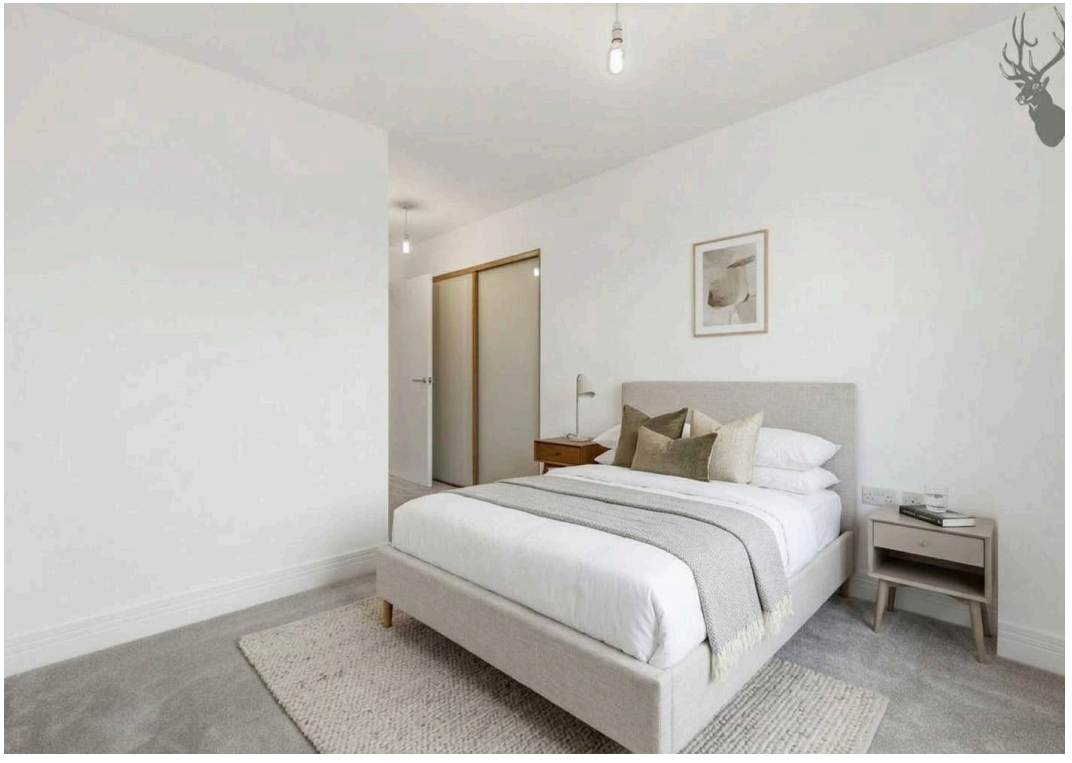
Excellent transport links are close by, including Mile End (Central, District & Hammersmith & City lines) and Bethnal Green stations, along with numerous bus routes providing quick and easy access to the City, Canary Wharf, and the West End.

Ideal for first-time buyers, professionals, or investors, this exceptional apartment combines modern comfort with a prime East London location.

**Additional Information**
Service Charge: £3538.20
Ground Rent: £200.00
Tenure: 112-year

Once an offer is accepted, a £1,000 reservation fee is required, subject to terms and conditions.





# Cyan Apartments

Approx. Gross Internal Area 78.3 Sq M ( 843 Sq Ft )

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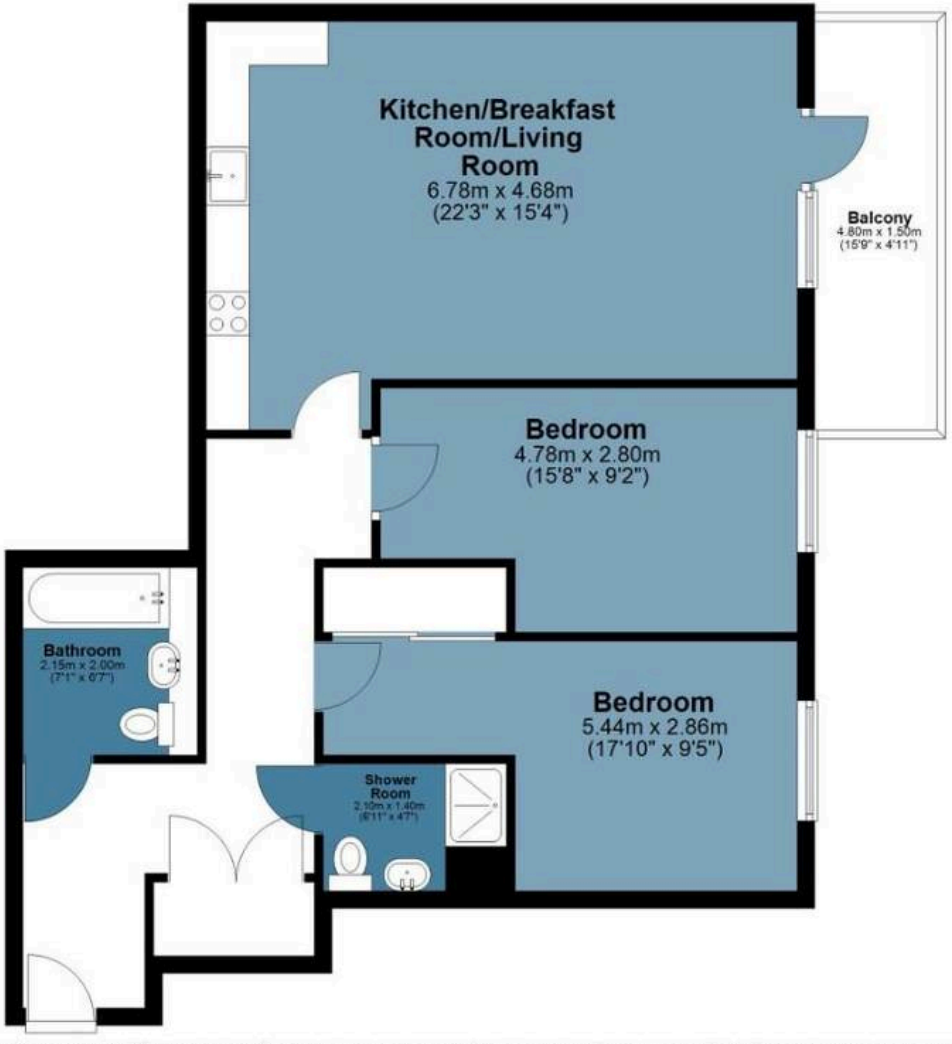
## Third Floor

Approx. 78.3 sq. metres (843.0 sq. feet)




Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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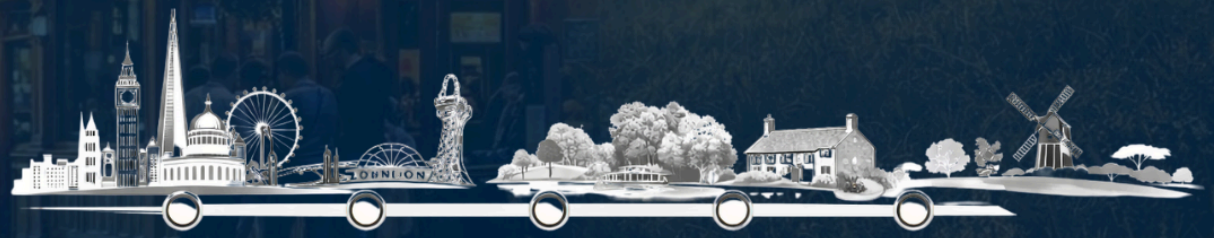
## We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.

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# Like what you see? **Let's talk**

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Book your **FREE** valuation now

020 8102 1236

london@butlerandstag.com

508 Roman Road, Bow, London, E3 5LU

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.