

Kitchen/Reception Room
18'11" x 17'8"

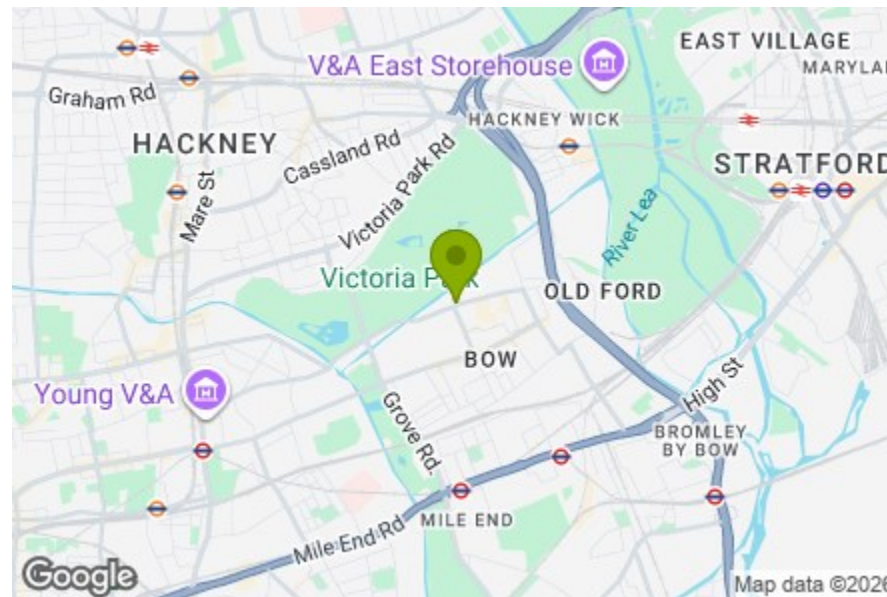
Shower Room

Bedroom
11'3" x 10'0"

Bathroom

Bedroom
10'5" x 10'2"

Second Floor
Total Area: 78.0 m² ... 840 ft²
All measurements are approximate and for display purposes only



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	



GUNMAKERS LANE, Offers In Excess Of £700,000 Leasehold 2 Bed Flat



Features:

- Two Bedroom Apartment
- Warehouse Conversion
- Two Bathrooms
- High Ceilings
- Chain Free
- Moments from Victoria Park
- Triple Aspect

Situated moments from Victoria Park, this architecturally striking two-bedroom, loft-style apartment has been artfully designed, resulting in a beautiful space with light flowing throughout and amazing proportions. As well as the immaculate finish, highlights include two bathrooms, an open-plan living area, ample storage space and peaceful ambience.

Hackney Wick, Mile End and Bow Road stations are all within a mile or less, giving you access to multiple transport links.

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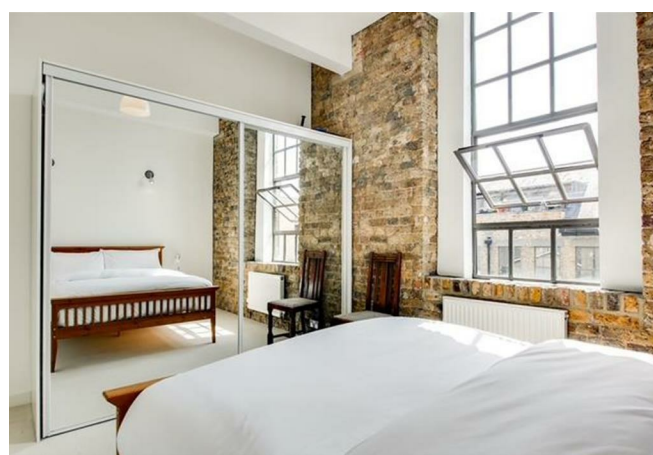
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IF YOU LIVED HERE...

Your building's striking frontage makes a brilliant first impression, with the sense of architectural style continuing inside. The open-plan kitchen/reception room is flooded with natural light from impressive studio-style windows, highlighting every detail, from the oversized vertical column radiators to the warm timber flooring and exposed brickwork. The kitchen appliances are high-spec, and the units are plentiful, making cooking a pleasure.

Both bedrooms are equally sublime, with more exposed brickwork enhancing the loft-style feel. One bedroom benefits from an en-suite, while the sleek main bathroom continues the clean, modern aesthetic.

Step outside and you'll find Victoria Park just metres away, offering landscaped gardens, cafes, and a packed event calendar, with the All Points East festival series being a highlight (imagine being able to walk home after seeing an internationally renowned headline act).

Victoria Park Village is a pleasant stroll away, as is the Hertford Union Canal. You can even enjoy a lovely wander towards Shoreditch, passing landmarks

such as Columbia Road Flower Market and Brick Lane. In the other direction, Hackney Wick and the Olympic Park are also well worth a visit.

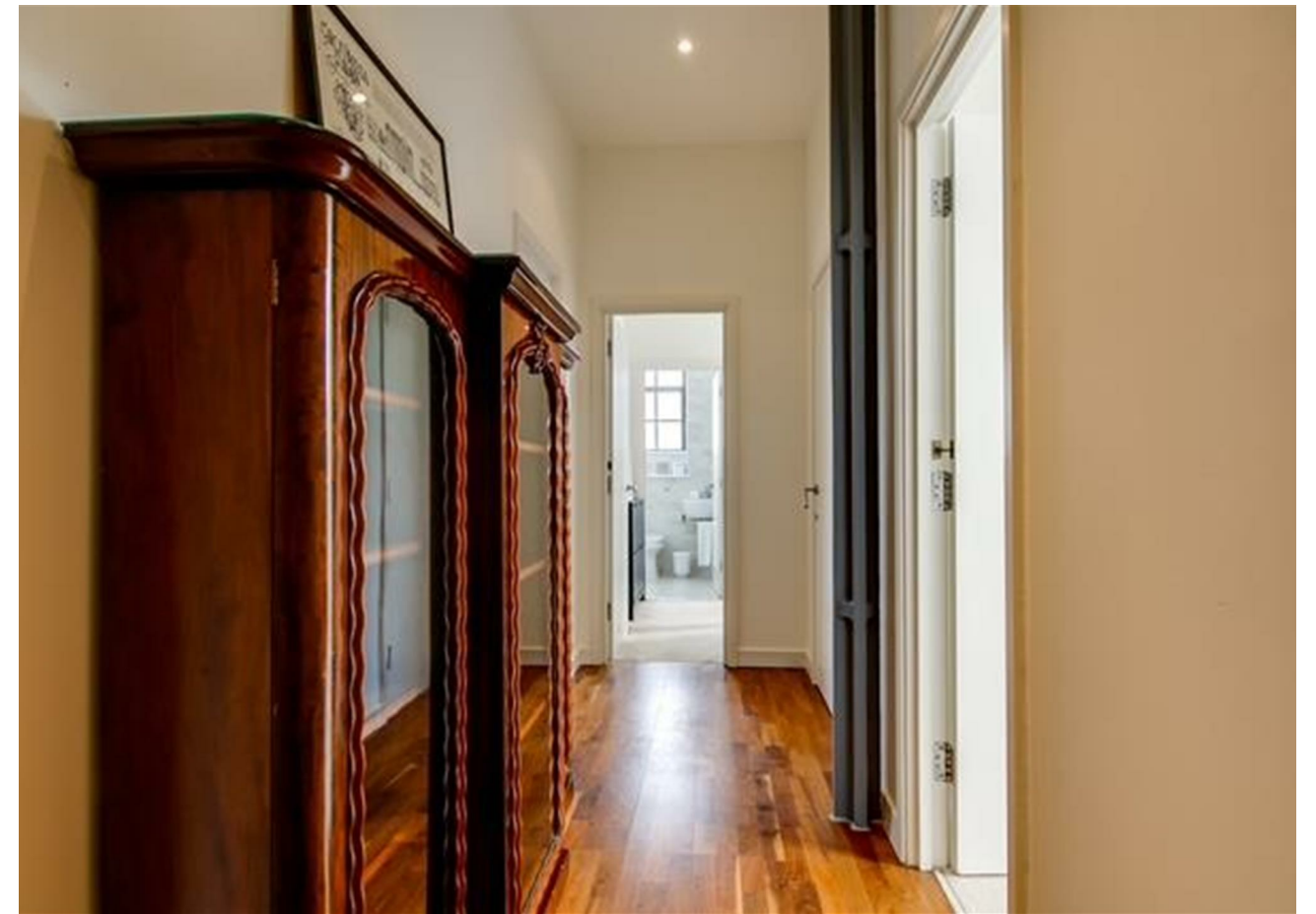
Closer to home, The Lord Tredegar, The Lord Morpeth and The Royal Inn on the Park are three great pubs within a short stroll, the latter reached via a walk through Victoria Park. As for food, you've got some brilliant options, such as Cafe East, an excellent brunch spot that regularly attracts crowds from across the capital. It's just eight minutes away.

WHAT ELSE?

As well as having Victoria Park so close, you're also within walking distance of the 79-acre Mile End Park, masterfully transformed from industrial land into a sprawling green oasis. In the other direction lies the Olympic Park. Who'd have thought such an urban hub would be surrounded by so much greenery?

- Don't miss the Chisenhale Gallery, housed in a former veneer factory, which hosts exhibitions, screenings, and talks by emerging contemporary artists, just a few minutes' walk from home.

- Drivers can be on the North Circular in about 10-15 minutes, and you're less than 10 minutes from the Blackwall Tunnel for easy access to South London.



A WORD FROM THE OWNERS...

"The gated Albany & Connaught Works development is a stone's throw from The Hertford Union Canal and Victoria Park. Whether you enjoy running or cycling, meeting friends at one of the park cafes for a lake-front coffee, for Sunday roast at one of the park-side gastropubs, to play tennis or cricket, walk your dogs, or to take your kids to one of the playgrounds or summer splash park, Victoria Park is a gem.

Vicky Park Village just beyond offers a range of restaurants, an artisanal butcher and fine wine merchant. The cultural hub of Hackney Wick is a short stroll along the tow path. Shopping for food or fashion is easy at Stratford Westfield, Canary Wharf or where Shoreditch meets The City: the apartment is equidistant between all three. Easy access to amenities on nearby Roman Road and Bethnal Green Road includes a major supermarket, post office, doctors, dentists & pharmacies, dry cleaners, cafes & bakeries and a florist. Nearby Mile End Park and The Olympic Park, visible from the flat's' easterly windows offer a range of fitness and leisure options. We loved being within strolling distance of London Fields and Columbia Road Flower Market, to fill the windowsills with herbs and flowers.

Exploring the world beyond was always easy, with excellent rail and coach links to three regional airports: City Airport via Bow DLR, Stansted Airport via

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