

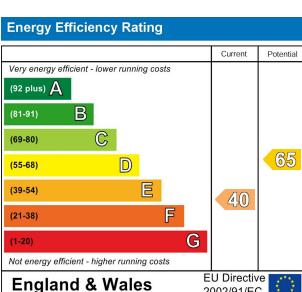
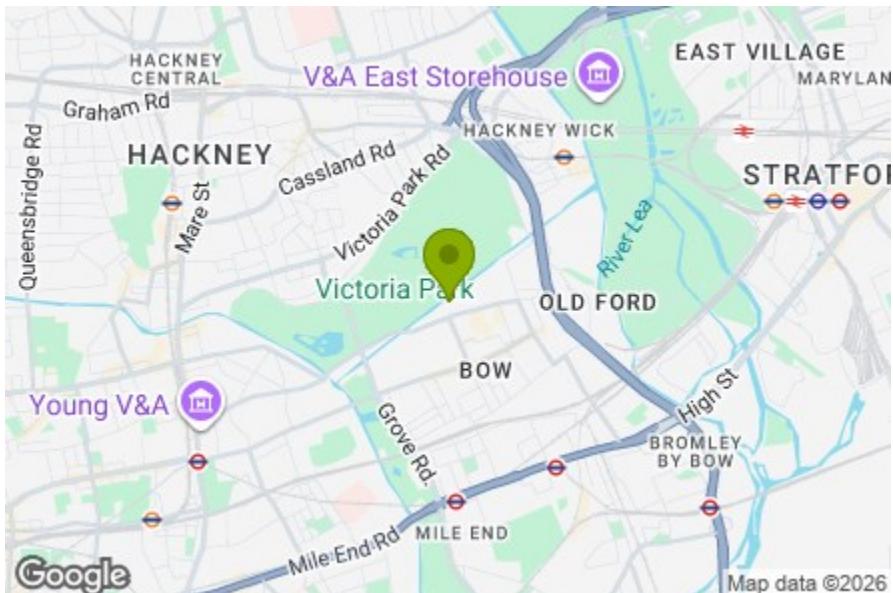
Kitchen / Diner / Reception Room  
20'5" x 17'6"

Bathroom  
6'9" x 6'5"

Bedroom  
8'4" x 13'0"

Bedroom  
9'4" x 16'10"

Ensuite  
5'6" x 5'6"



## GUNMAKERS LANE, BOW

Offers In Excess Of £625,000 Leasehold  
2 Bed Apartment



### Features:

- Two Bedroom Apartment
- Second Floor
- Moments from Victoria Park
- Two Bathrooms
- Beautifully Presented Throughout
- Factory Conversion
- Over 680 sq.ft
- Off Street Parking

Set within a converted former factory, this two-bedroom, second-floor home offers just under 700 square feet of well-proportioned living space. Beautifully presented throughout, the layout has been thoughtfully arranged to suit modern lifestyles and comfortable living. Two bathrooms add a welcome level of flexibility, whether for guests or shared use, while the overall finish feels considered and cohesive. With Victoria Park moments away, the location further enhances the appeal, combining a well-established setting with a home that feels distinctive and ready to enjoy.

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#### IF YOU LIVED HERE...

An impressive period building with a warm brick façade and confident architectural presence sets the tone from the outset. Tall, evenly spaced windows give it a balanced, established look, while subtle industrial detailing offers a quiet nod to its heritage before you even step inside. Once upstairs, a central hallway creates an immediate sense of arrival. There's height here and a pleasing sense of flow, with warm-toned flooring running through to gently guide you onwards. Pale walls and clean lines keep everything feeling airy and considered, with natural sightlines drawing you through the apartment. At the heart of the home, the kitchen, dining, and reception area has real presence. High ceilings and expansive industrial-style windows shape the atmosphere, while exposed brickwork adds texture and character alongside warm wooden flooring. The layout lends itself naturally to everyday living and entertaining, with defined yet fluid areas to cook, dine, and unwind, all connected by an easy, sociable rhythm. The main bedroom is both generous and restful, finished in soft neutral tones with carpet underfoot adding comfort. A tall window with period proportions draws in abundant daylight, giving the room depth and a strong sense of character. The ensuite is neatly finished and well resolved, with soft tiling and a streamlined shower enclosure that feels practical without fuss.

The second bedroom is equally appealing, flexible in use and nicely proportioned, with the same striking window style providing continuity. Carpeted underfoot, it's a

welcoming room that would suit a bedroom, nursery, or work-from-home setup with ease.

Completing the home, the bathroom pairs brick detailing with crisp tiling, creating a visually engaging setting. A bath with overhead shower sits beneath a generous window, allowing daylight to enhance the finishes throughout.

The surrounding neighbourhood blends green open spaces with a well-established local scene. Nearby Victoria Park is a firm favourite, offering wide lawns, a popular market and a good mix of cafés and places to pause after a walk. Roman Road Market adds colour and convenience to everyday life, while The Crown remains a reliable local for relaxed drinks and food. A short stroll brings you to the creative energy of Fish Island, where canal-side walks sit alongside independent names such as The Ethical Bean Company and Crate Brewery & Pizzeria, giving the area a lively yet settled feel.

#### WHAT ELSE?

Getting around is easy, with several transport options reachable by bike in just over five minutes. From here you can pick up the Central, District and Hammersmith & City lines, along with the DLR and London Overground, making journeys across the city straightforward. For cycling or walking further afield, The Greenway offers a direct, traffic-free route that's ideal for daily commutes or longer weekend rides.



#### A WORD FROM THE OWNER...

"We have spent over 5 wonderful years in Albany Works, starting as first time buyers, then a married couple and now a family of 4. We will forever miss our little corner of East London with everything it has to offer: lively bars, cosy pubs, Michelin star restaurants, gourmet bakeries and fantastic street markets. This area truly has it all and we have been lucky enough to call Victoria Park our garden.

As our family has grown, it's now time for us to move further afield and start our next chapter closer to grandparents. Whilst leaving is bittersweet, we are certain that Albany Works will bring as much joy to the next owner as it has to us."

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