



Citrine Apts, New Gun Wharf, E3
London

Guide Price £450,000



Citrine Apartments, New Gun Wharf, E3

London

Guide Price - £450,000 - £500,000 Situated on the first floor of a secure, contemporary development, this ultra-modern one-bedroom apartment offers an exceptional living experience in one of East London's most picturesque settings. Located directly on the banks of the Hertford Union Canal and enjoying full frontal views across the expansive greenery of Victoria Park, the property combines urban sophistication with a tranquil waterside lifestyle.

- Roman Road Market / Victoria Park Village A Short Walk Away
- First Floor Apartment
- Mile End Tube Station Close By
- Chain Free
- Floor To Ceiling Height Windows
- Lift Access To All Levels
- Private Balcony With Full Frontal Views Of The Hertford Union Canal & Victoria Park
- Secure Allocated Parking Space Included
- Open Plan Concept Living
- Bicycle Storage



Boasting a sleek and stylish interior, the apartment features an open-plan living area flooded with natural light, leading seamlessly to a private balcony – perfect for relaxing while taking in the breathtaking vistas. The modern kitchen comes fully fitted with integrated appliances and high-spec finishes, while the spacious double bedroom and elegant bathroom provide both comfort and functionality.

Residents benefit from secure entry, lift access to all levels and bicycle storage. The vibrant amenities of Hackney Wick, Bow, and Victoria Park Village are all a short stroll away. Excellent transport links ensure easy access to the City, Canary Wharf, and beyond.

Ideal for professionals or couples seeking a refined home in an enviable location, this property truly offers the best of London living.

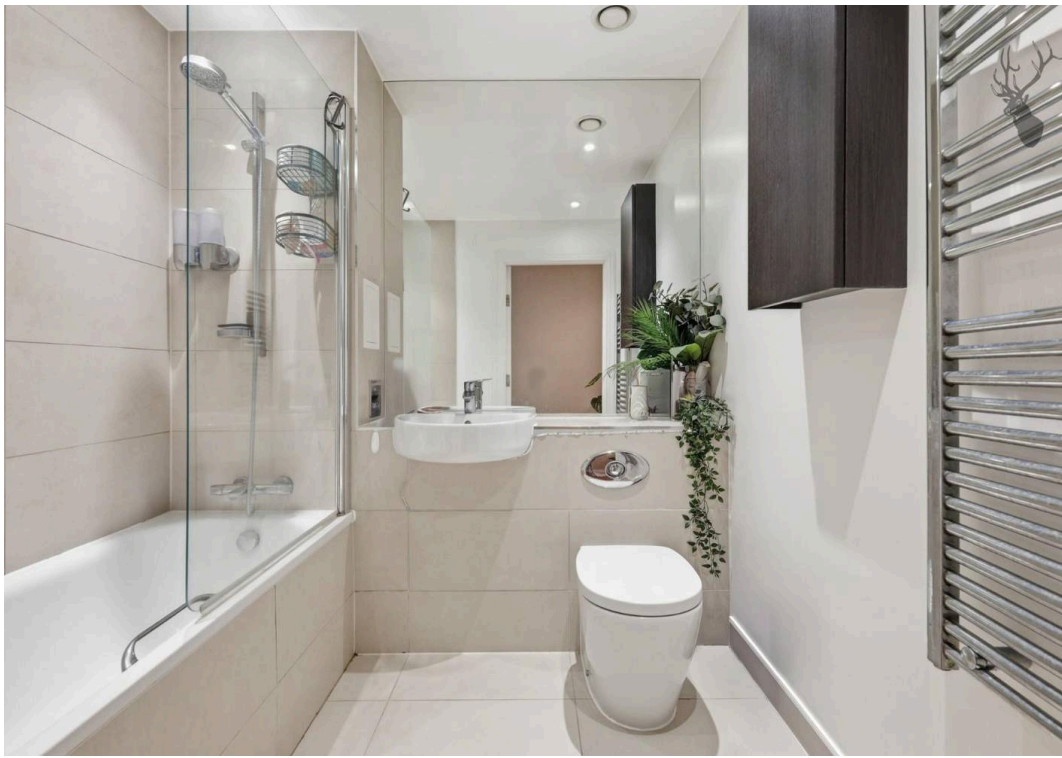
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



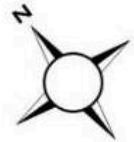




Citrine Apartments

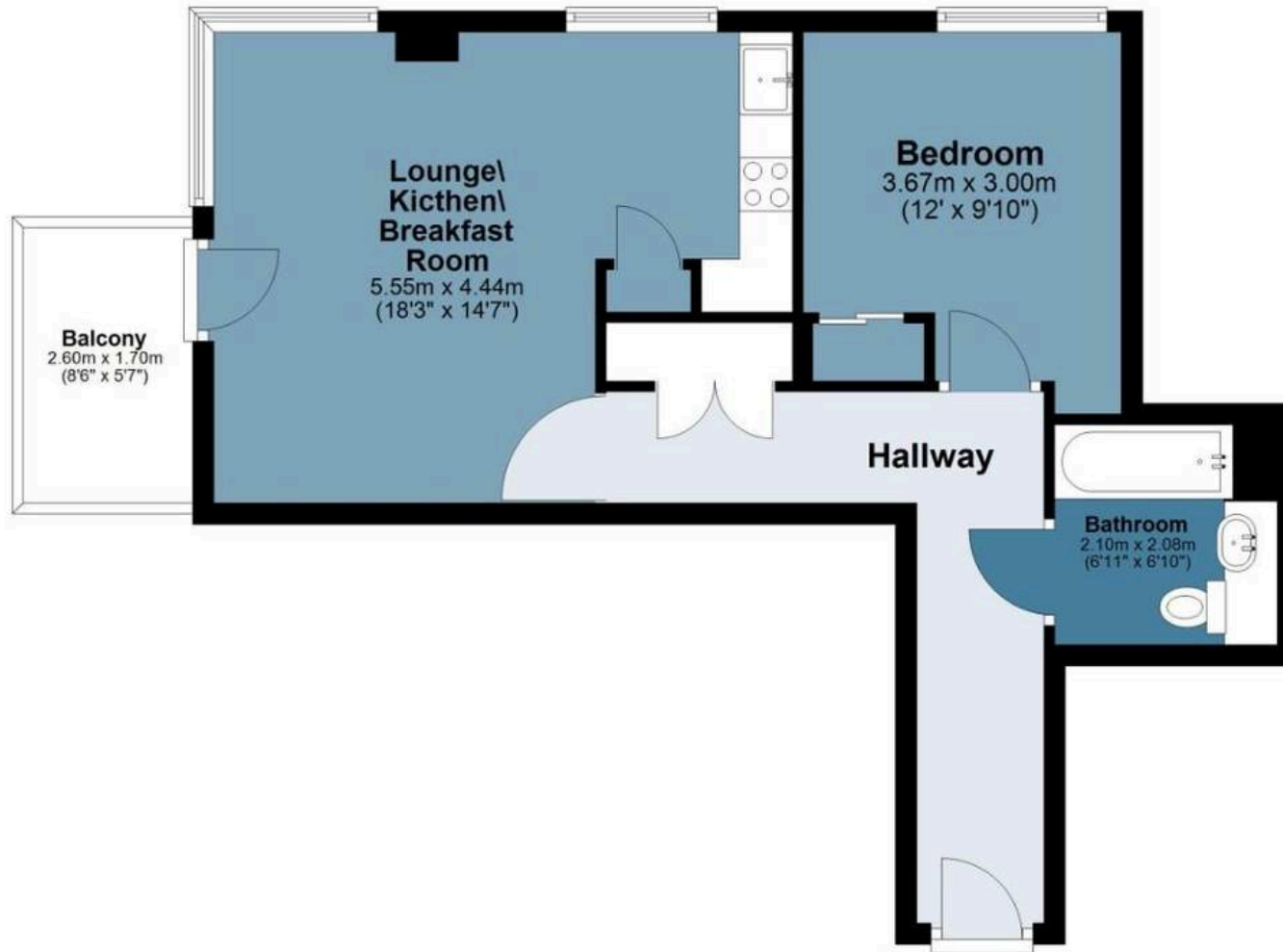
Approx. Gross Internal Area 46.7 Sq M (502.9 Sq Ft)

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First Floor

Approx. 46.7 sq. metres (502.9 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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