



## Gunmakers Lane, London, , E3 5GG

### £1,700 PCM

Elms Estates are pleased to offer to the market To Let this Modern Studio Apartment located on the 1st floor with its very own balcony.

Vermillion Apartments is located just off of Old Ford Road and is within easy reach of Bethnal Green (central line) tube station with multiple bus routes in to the City, West End and beyond and additionally the glorious Victoria Park is within a short walk and offers beautiful open spaces and miles of scenic walks. The relaxed, cool feel of Victoria Park farmers market will make for wonderful lazy Sunday morning strolls and with Regents Canal also on your doorstep you will find endless new places to explore. This property really is set within the heart of the East End with easy access to all of the restaurants, bars, shops, markets, gyms, parks, galleries and museums this exciting area has on offer.

Internally the property is spacious with an open plan Kitchen/Living area with access to the balcony over looking the canal and modern bathroom.

The property is Available 09 August 2025

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



**Kitchen/Studio**  
15'8" x 15'7" (4.78 x 4.75)

**Bathroom**

**Balcony**

**Material Information**

Deposit: £1,961.53  
Length Of Tenancy: One Year  
Council Tax Band: C



**Vermillion Apartments, E3**

Approx. Gross Internal Area 388 Sq Ft - 36.05 Sq M (Excluding Balcony)  
Approx. Gross Internal Area 425 Sq Ft - 39.48 Sq M (Including Balcony)



**First Floor**  
Floor Area 388 Sq Ft - 36.05 Sq M  
For Illustration Purposes Only - Not To Scale  
www.lpaplus.com

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	