



ARTILLERY HOUSE  
LONDON, E3

Asking Price £700,000 Leasehold

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**NAPIER WATT**

PROPERTY CONSULTANTS



## Description

A special Canalside home, directly facing Victoria Park, designed by Katy Stevenson Bretton who has seamlessly combined the modern with vintage to create quality with a Scandinavian flavour. Specific design features are seen throughout from the Vintage Strand Woven Bamboo Flooring to various reclaimed woods, a textured cork wall and beautiful exposed brickworks. Clever use of storage adds to the suitability of the 2 bedroom property with space to accommodate working from home areas.

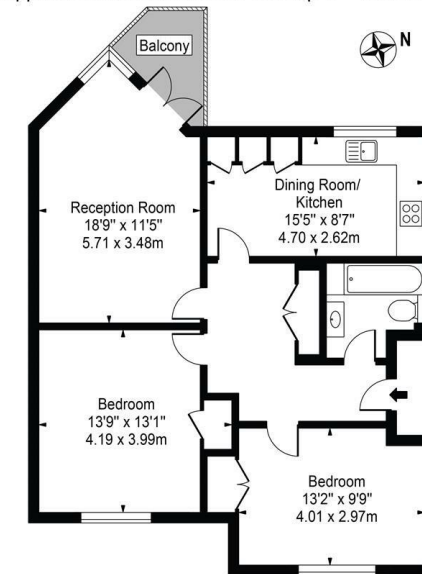
Situated on the 2nd floor (with lift access) and benefiting from great natural light and a double aspect balcony. The property offers approximately 792sq.ft. / 74 sq.m of lateral accommodation in a very quiet and pretty setting. Comprising entrance hall; a 19 ft. reception

room with balcony; large eat in kitchen; two double bedrooms (with built in wardrobes) and family bathroom. Set in a low-rise, brick construction building, in a quiet cul-de-sac with no passing traffic, a long leasehold and modest service charges.

Pedestrian access to Victoria Park, via the bridge at Gunmaker's Gate, is just a few meters away. Multiple transport links (Central/District/Hammersmith & City Lines, DLR, Overground, Buses) are available in all directions. Local shops and cafes are literally on the doorstep and Stratford Shopping Centre & Westfield close by.



**Artillery House**  
Approx. Gross Internal Area 792 Sq Ft - 73.58 Sq M



**Second Floor**

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## TERMS

**For Clarification** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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