



Old Ford Road, Bow, E3

BUTLER & STAG



****Price Guide £400,000 - £425,000****

A bright and beautifully presented one bedroom apartment with a simply stunning setting that captures you the moment you walk through the door. Set within this secure gated development opposite Victoria Park and with a share of the freehold.



Share of Freehold

- One Double Bedroom
- Overlooking Hertford Union Canal
- Gated Development
- First Floor
- Share Of Freehold
- South Facing Private Balcony
- Allocated Parking Space
- Secure Cycle Storage
- Good Transport Links
- Opposite Victoria Park & Village

Set on the first floor, the property boasts an open plan kitchen/reception space with a large south facing private balcony overlooking the Hertford Union Canal. Further comprising a double bedroom, contemporary bathroom and storage space. An allocated off-street parking space also comes with the property.

Royal Victor Place is a small, well-run gated development with lovely communal gardens and cycle storage set directly opposite the green spaces of Victoria Park and moments from the shops, cafes and eateries of Victoria Park Village. Both Bethnal Green and Mile End tube stations are within walking distance as is Cambridge Heath Overground. A number of bus routes also service the apartment, allowing for swift access to The City, West End and Canary Wharf.



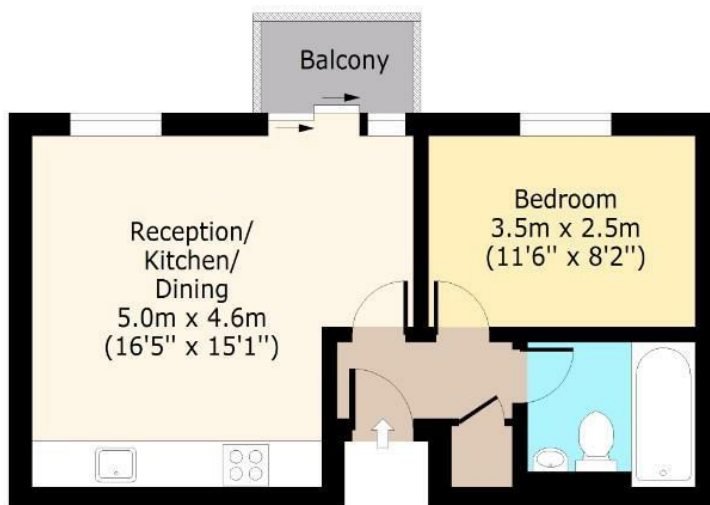




Royal Victor Place, E3

First Floor

Approx. 38 Sq. meters (409 Sq. feet)



Total area: approx. 41 Sq. meters (441 Sq. feet) (Including Balcony)
Total area: approx. 38 Sq. meters (409 Sq. feet) (Excluding Balcony)

For illustration purposes only - not to scale

www.lpaplus.com

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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