



Old Ford Road, London, E3

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Smartly presented one bedroom apartment set within a secure waterside development on the banks of the Hertford Union Canal and the award-winning Victoria Park.



- One Bedroom Apartment
- Next to Victoria Park
- Stylish Bathroom
- Unfurnished
- Secure Gated Waterside Development
- Large Reception with Private Balcony
- Allocated Car Parking Space
- Available from 3rd October 2025

This generously sized third floor apartment features a flowing living area with private balcony, double bedroom with large wardrobes, a stylish modern bathroom and a separate kitchen with plenty of storage. The property further benefits from an allocated off-street car parking space.

Empire Wharf is a secure gated development which borders the award-winning Victoria Park, one of East London's most desirable spots and is in close proximity to the renowned and historic Roman Road, home to artisan eateries and coffee shops which sit alongside the traditional street market.

Excellent transport links are nearby, including bus routes into the City, whilst Bethnal Green and Mile End underground stations are just about equidistant from the property.

Offered unfurnished and available from 3rd October 2025.

EPC Rating C
Council Tax Band C

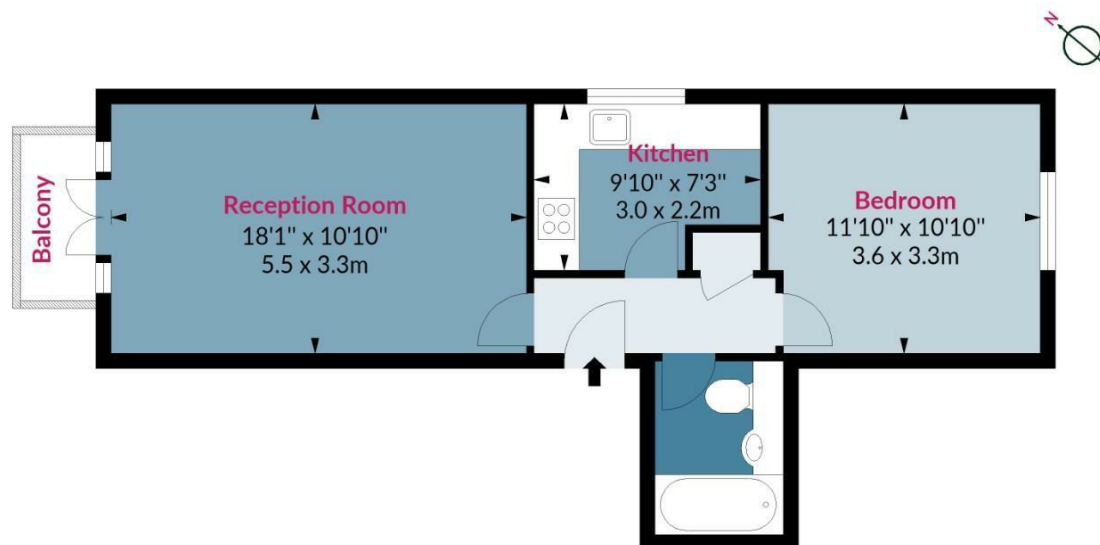




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Approx. Gross Internal Area 481 Sq Ft - 44.68 Sq M

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Third Floor

Floor Area 481 Sq Ft - 44.68 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
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.

BUTLER & STAG

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