Old Ford Road, London, E3

BUTLER & STAG

Guide Price £425,000 - £475,000

Forming part of this idyllic, canal-side complex on the banks of the Hertford Union Canal is this newly refurbished one-bedroom apartment.

Leasehold - Share of

- Idyllic Canal Side Complex
- Secure Off-Street Parking Space
- Juliette Balcony
- One Bedroom
- Newly Refurbished
- Share Of Freehold
- Gated Development
- Top Floor
- Loft Storage Space
- Victoria Park Close By

Situated on the top floor, within this secure gated development adjacent to Victoria Park the property boasts an open plan kitchen/reception space with the added benefit of a south facing Juliette balcony. Further comprising a double bedroom, stylish bathroom, and storage space. An allocated off-street parking space also comes with the property.

Royal Victor Place is a small, well-managed gated development with landscaped communal gardens and cycle storage set directly opposite the award-winning Victoria Park, one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, the much loved Pavilion (waterside) café, playgrounds, and a scattering of other Instagram-worthy delights. In close proximity is the renowned Chisenhale Gallery, famous for presenting some of the world's most celebrated artists and not forgetting the Historic Roman Road home to neighbourhood favourites Zealand Cafe, Brixton Pizza, Mae + Harvey and Whole Fresh, which sit alongside the traditional street market, which runs thrice weekly.

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.

*LEASE LENGTH -985 years
*SERVICE CHARGE -£3,500 PA
*GROUND RENT - £ 0PA
* GROUND RENT REVIEW -
*COUNCIL TAX - BAND

Royal Victor Place

Approx. Gross Internal Area 73.2 Sq M (787.4 Sq Ft)

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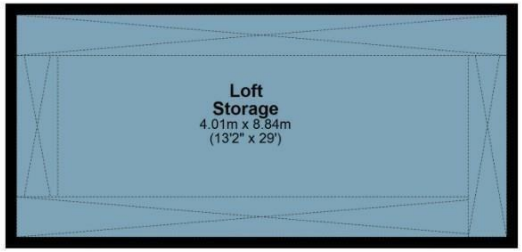
Second Floor

Approx. 40 sq. metres (425 sq. feet)

Loft Storage

Approx. 35.4 sq. metres (381.3 sq. feet)



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.

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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