



Old Ford Road, London, E3

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**Guide Price - £425,000 to £450,000**  
**Nestled in the vibrant heart of East London, this beautifully presented one-bedroom apartment in Royal Victor Place offers a perfect blend of modern living and serene waterside views. Situated just off Old Ford Road, moments from the expansive Victoria Park, this property enjoys an enviable location combining urban convenience with tranquil green spaces.**



## Share of Freehold

- One Bedroom Apartment
- South Facing Private Balcony
- Gated Secure Development
- Private Allocated Parking
- Share Of Freehold
- Canal Views
- Next Door To Victoria Park
- Close To Amenities

**South-Facing Private Balcony:** Step out onto your generous private balcony, bathed in natural sunlight throughout the day. Overlooking the picturesque Hertford Union Canal, it provides a peaceful retreat ideal for relaxing mornings, alfresco dining, or unwinding with stunning water views.

**Spacious & Well-Appointed Living Space:** The apartment boasts a bright and airy living room with large windows that maximize natural light and showcase the canal vistas. The open-plan layout creates a welcoming atmosphere, perfect for both entertaining guests and everyday comfort.

**Comfortable Bedroom:** The generously sized bedroom offers a restful sanctuary with built-in storage solutions, ensuring a clutter-free living environment.

**Share of Freehold:** This property benefits from a share of freehold, providing greater control and security over your home and the building's management.

**Excellent Location:** Positioned just off Old Ford Road, you are within easy reach of Victoria Park's expansive green spaces, ideal for jogging, picnics, and weekend markets. Excellent transport links connect you to central London and beyond, with local amenities including shops, cafes, and restaurants just moments away.

**Well-Maintained Development:** Royal Victor Place is a well-regarded development known for its peaceful environment and strong community spirit.

This superb one-bedroom apartment offers a unique opportunity to enjoy stylish urban living combined with tranquil canal-side views in one of East London's most sought-after areas. Whether you're a first-time buyer, investor, or downsizer, this property represents exceptional value and lifestyle appeal.





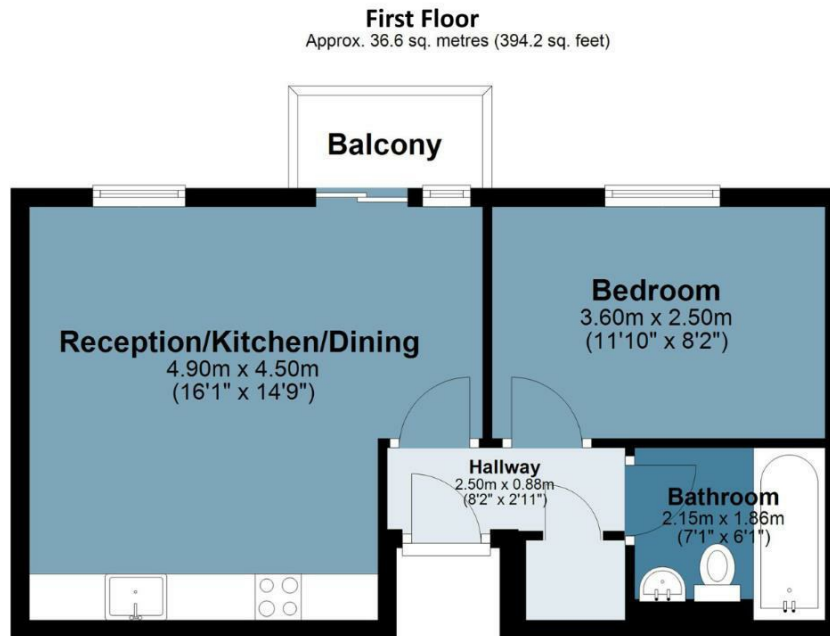




## Royal Victor Place

Approx. Gross Internal 36.6 Area Sq M ( 394.2 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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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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☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ bow@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)