



Old Ford Road, London, E3

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**Guide Price - £350,000 to £375,000**  
**This stylish one-bedroom flat is set within a secure gated development on Old Ford Road, steps away from the scenic Regent's Canal and the iconic Victoria Park. Offering a perfect blend of urban living and serene surroundings, the property features a bright and spacious living area, a contemporary kitchen with integrated appliances, a well-proportioned double bedroom, and a parking space.**



## Leasehold

- One Bed Apartment
- Gated Development
- EWS1 Compliant
- Private Parking
- Private Balcony
- Development Next To The Canal
- Minutes Walk To Victoria Park
- Close To Amenities

The private balcony offers an ideal spot for enjoying outdoor relaxation with views of the local area, while the gated entrance provides added security and peace of mind. The flat is finished to a good standard, making it ready to move in with no further work required.

Located in a sought-after area of Bow, this property is perfectly positioned for easy access to Victoria Park's green spaces, as well as the trendy cafes, bars, and local amenities of East London. Excellent transport links are nearby, offering convenient routes into the City and Canary Wharf.

This flat is perfect for first-time buyers, professionals, or investors looking for a stylish and well-located home. Viewings are highly recommended.









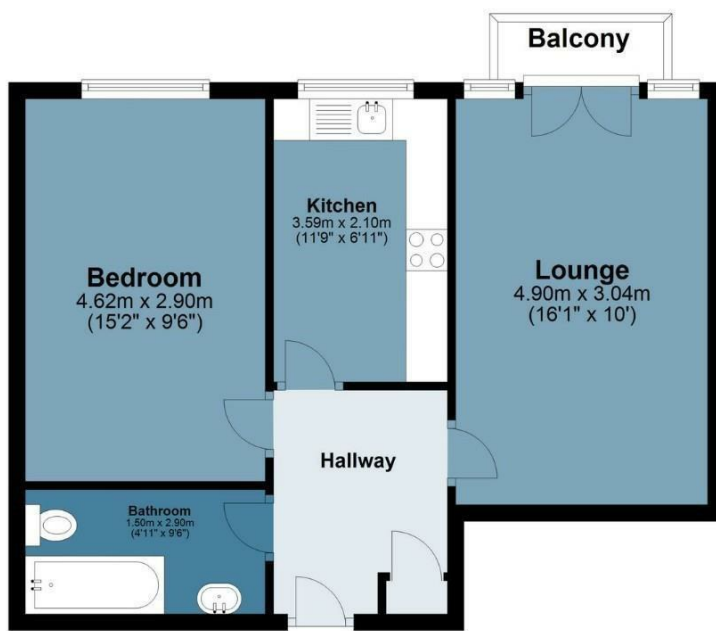
## Empire Wharf

Approx. Gross Internal Area 47.1 Sq M ( 507.1 Sq Ft )

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### Second Floor

Approx. 47.1 sq. metres (507.1 sq. feet)



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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