



Old Ford Road, London, E3

BUTLER & STAG



Guide Price £450,000 - £475,000
Set on the top floor of a landmark period conversion within the sought-after Connaught Works, this beautifully presented one-bedroom apartment combines character, light and private outdoor space.



Leasehold

- Top Floor Apartment
- Full Width Private Balcony
- One Bedroom
- Lift Service To All Levels
- Victoria Park A Moments Walk Away
- Views Of Vicitora Park
- Vaulted Ceilings / Expansive Windows
- Chain Free
- Period Conversion
- Historic Roman Road Close By

The property boasts a rare full-width private balcony, providing impressive open views across Victoria Parks tree line and an ideal space for outdoor dining or relaxation. Internally, the apartment offers a well-proportioned open-plan reception and kitchen, flooded with natural light and vaulted ceilings which amplifies the space alongside a generous double bedroom and a contemporary bathroom.

Retaining the charm typical of a period conversion, the apartment benefits from an elevated position, excellent natural light throughout and a peaceful outlook. Connaught Works is superbly located for the green open spaces of Victoria Park, with a wide selection of cafés, bars and transport links nearby.

An exceptional opportunity to acquire a top-floor home with outdoor space and park views in one of East London's most desirable locations.

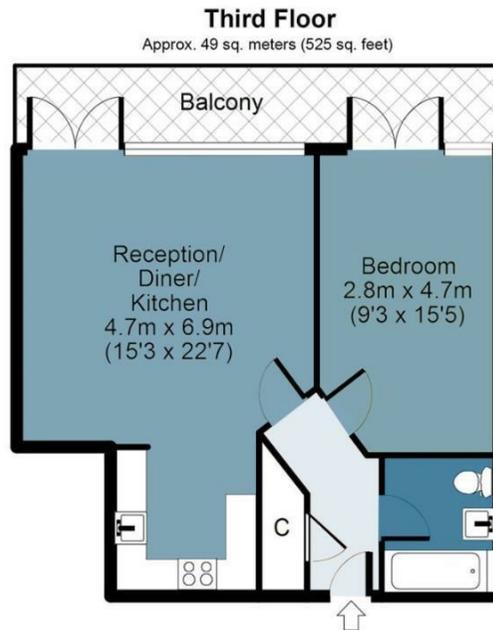




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Approx. Gross Internal Area 49 Sq M (525 Sq Ft)

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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