Old Ford Road, London, E3

BUTLER & STAG

Guide Price £425,000 - £450,000
Forming part of this secure/gated development, enjoying an attractive canal side setting on the banks of the Hertford Union Canal, is this two-bedroom garden apartment. Boasting direct access to a south facing garden which is private for residents to enjoy and is a veritable oasis of calm.

Leasehold

- Attractive Canal Side Setting
- Secure Gated Development
- Beautiful landscaped Grounds
- Two Bedrooms
- Direct Access to Gardens
- Allocated Parking Space
- Victoria Park Village A Moments Walk Away
- Historic Roman Road Market

The property comprises a bright and expansive living room that incorporates French doors leading to a south facing garden space. Adjacent to the living room is a smart separate kitchen. Completing the property is a double sized main bedroom, second single sized bedroom and a fully tiled bathroom and generous storage cupboards.

Empire Wharf borders 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.

Excellent transport links are nearby, including several bus routes into the City, whilst Bethnal Green underground and Mile End (Central, District and Hammersmith & City) are just about equidistant from the property.

No onward chain.

*LEASE LENGTH -96 years
*SERVICE CHARGE -£1,800 PA
*GROUND RENT - £200 PA
* GROUND RENT REVIEW
*COUNCIL TAX - BAND D

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Approx. Gross Internal Area 604 Sq Ft - 56.11 Sq M

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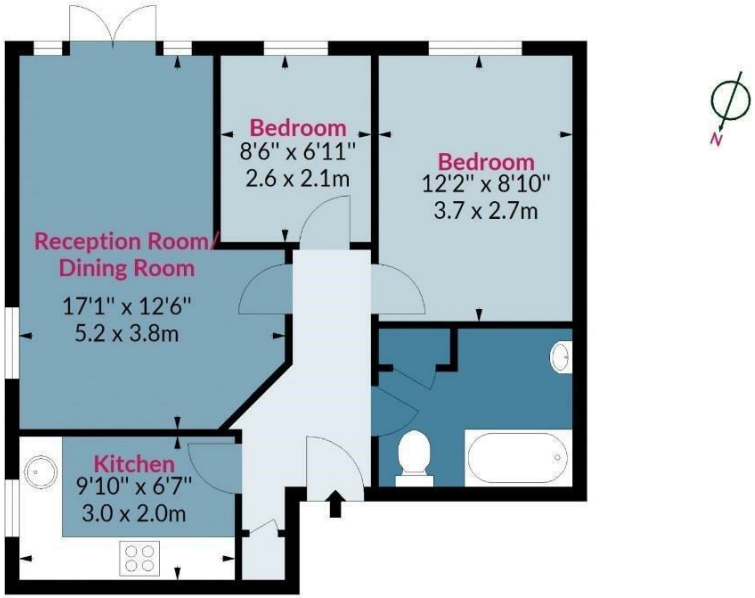

Ground Floor

Floor Area 604 Sq Ft - 56.11 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.

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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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