251 Old Ford Road, Bow, E3

BUTLER & STAG

*GUIDE PRICE £425,000 - £450,000

A simply stunning Victorian warehouse duplex conversion measuring approximately 650 Sq. Ft. and flooded with natural light, set on the cusp of Victoria Park.

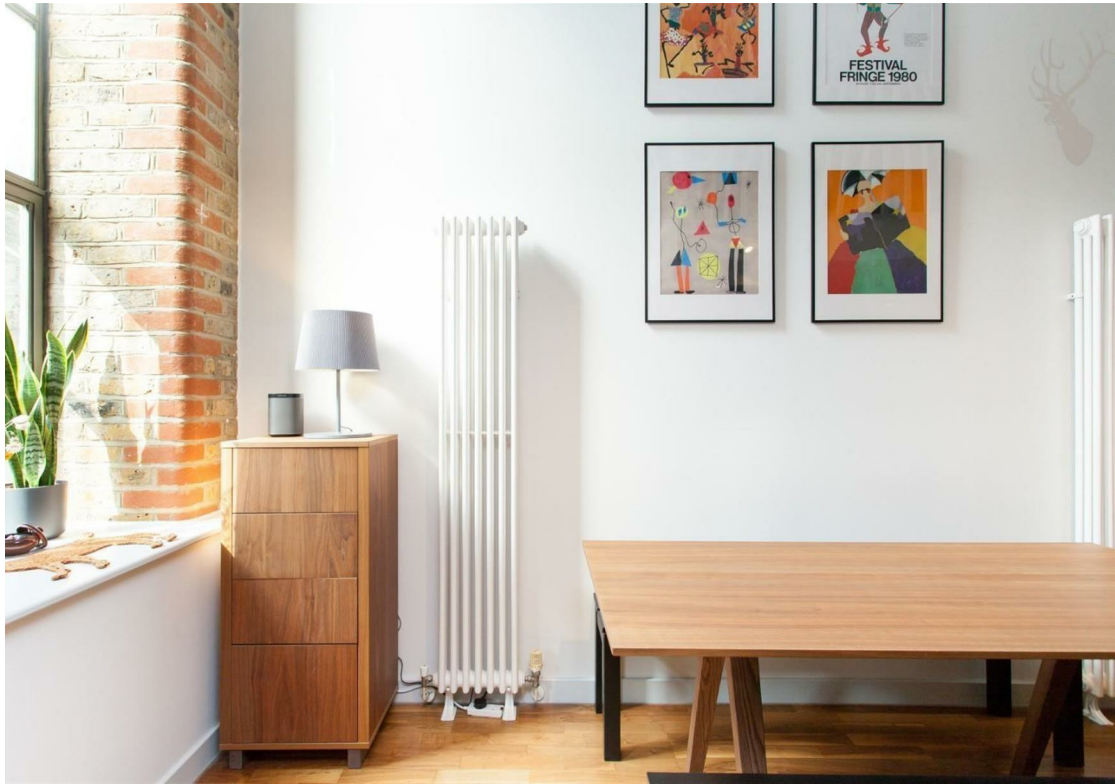
Leasehold

- Duplex Apartment
- One Bedroom
- Chain Free
- Historic Roman Road Market Close By
- 645 Sq/Ft Internal Living Space
- Open Plan Living Room
- Victoria Park A Moments Walk Away
- Secure Parking Available (By Separate Negotiation)

The property benefits from an abundance and blend of period features with a high-end contemporary finish that includes: original factory style windows, walnut wooded flooring, double height ceilings, exposed brickwork, and ornate tall radiators. The ground floor consists of an inviting hallway, larger than average mezzanine double bedroom, and sleek shower room. Stairs then lead down to the lower ground floor which houses an exceptional size open plan kitchen/reception/entertaining space. Old Ford Road is perfectly located for excellent transport links which include Mile End, Bow Road and Bethnal Green Underground Stations, Bow Church DLR, Hackney Wick (National Rail) as well as various bus routes allowing for swift and direct access to the City and West End, all of which are within a short walk. As well as the green open spaces of Victoria Park, the renowned markets of Spitalfields, Columbia Road, and Broadway are within close proximity. A plethora of eateries, shops and amenities are also nearby. Offered chain free.

* LEASEHOLD
*LEASE LENGTH - 125 years
*SERVICE CHARGE - £2427.70 pa
*GROUND RENT - £250.00 pa
*COUNCIL TAX - BAND B

EDINBURGH
FESTIVAL
FRINGE 1980


FESTIVAL
FRINGE 1980

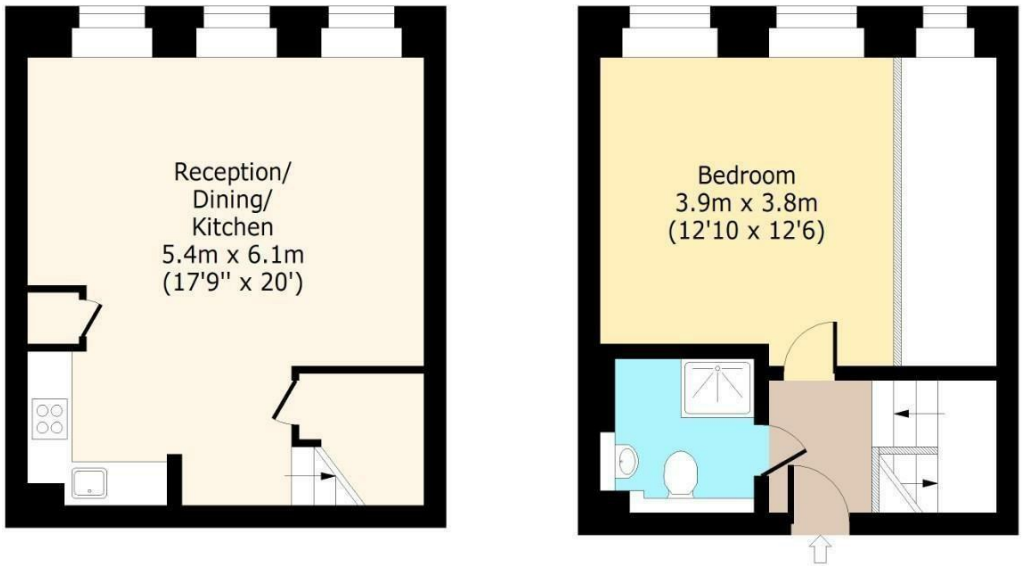
Connaught Works, E3

Lower Ground Floor

Approx. 33 Sq. meters (355 Sq. feet)

Ground Floor

Approx. 27 Sq. meters (290 Sq. feet)



Total area: approx. 60 Sq. meters (645 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

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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