



Ford Street, Bow, E3

BUTLER & STAG



**Price Guide £550,000 - £575,000**  
**Measuring in-excess 930 Sq/Ft**  
**of internal living space and**  
**located just moments from the**  
**main gates of the Award**  
**Winning Victoria Park is this**  
**well presented, duplex, three**  
**bedroom garden maisonette.**



## Leasehold

- Duplex Maisonette
- Award Winning Victoria Park Close By
- 936 Sq/Ft Internal Living Space
- Kitchen/Diner
- Storage Cupboards
- South Facing Garden
- Three Bedrooms
- Historic Roman Road Market Close By
- Own Front Door
- Chain Free

Set behind a large front garden with your own front door leading into the property, you enter in to a welcoming hallway. The contemporary modern kitchen/diner is a lavish size allowing the perfect setting for dining/entertaining friends and family. Heading into the back half of the home the reception room is full width of the property and the over sized UPVC double glazed windows retain a visual connection to the south facing garden. Completing the ground floor is a separate W/C and plenty of storage cupboards. Upstairs boasts three generous sized bedrooms and a stylish fully tiled shower room.

Set in a family-friendly residential area with a real sense of community, Ford Street is a low rise development bordering the award winning Victoria Park, one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, playgrounds, and a scattering of other Instagram-worthy delights. 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.

- \*LEASEHOLD
- \*LEASE LENGTH - 91 YEARS
- \*SERVICE CHARGE - £150 PM
- \*GROUND RENT - £10.00 PA
- \*COUNCIL TAX - BAND C

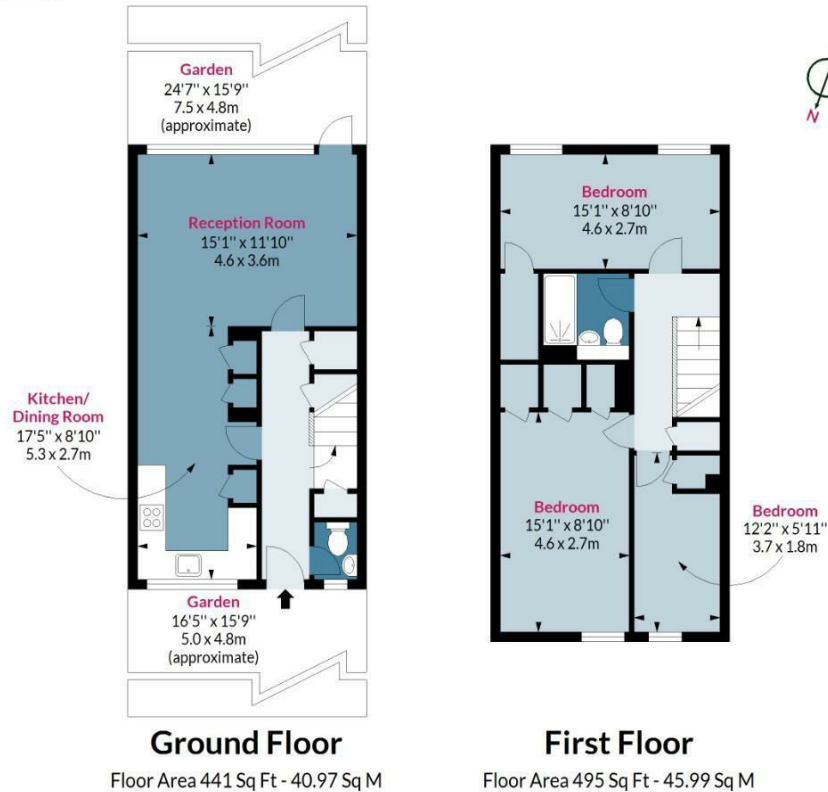




## Ford Road, E3

Approx. Gross Internal Area 936 Sq Ft - 86.95 Sq M

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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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☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ bow@butlerandstag.com

www.butlerandstag.uk