



Old Ford Road, Bow, E3

BUTLER & STAG



Stamp Duty Exempt For First Time Buyers
Price Guide £350,000 - £375,000
Forming part of this idyllic, canal side complex on the banks of the Hertford Union Canal and the award winning Victoria Park, is this dual aspect, one-bedroom apartment.



Leasehold

- Idyllic Canal Side Setting
- Allocated Parking Space
- One Bedroom
- Stylish Bathroom
- Balcony
- Beautiful Communal Grounds
- Victoria Park Village A Moments Walk Away
- Historic Roman Road Market

This lavishly sized one-bedroom apartment which is located on the third floor of Empire Wharf features a flowing living area and a large private balcony, creating a fantastic outdoor extension to the main living area. Completing the property is a generous double-bedroom, stylish bathroom boasting concealed show valve, cistern and high gloss marble effect tiles, ample storage space throughout and a separate kitchen.

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.

- *LEASEHOLD
- *SERVICE CHARGE - £1800 PA
- *GROUND RENT - £200 PA
- *COUNCIL TAX - BAND C

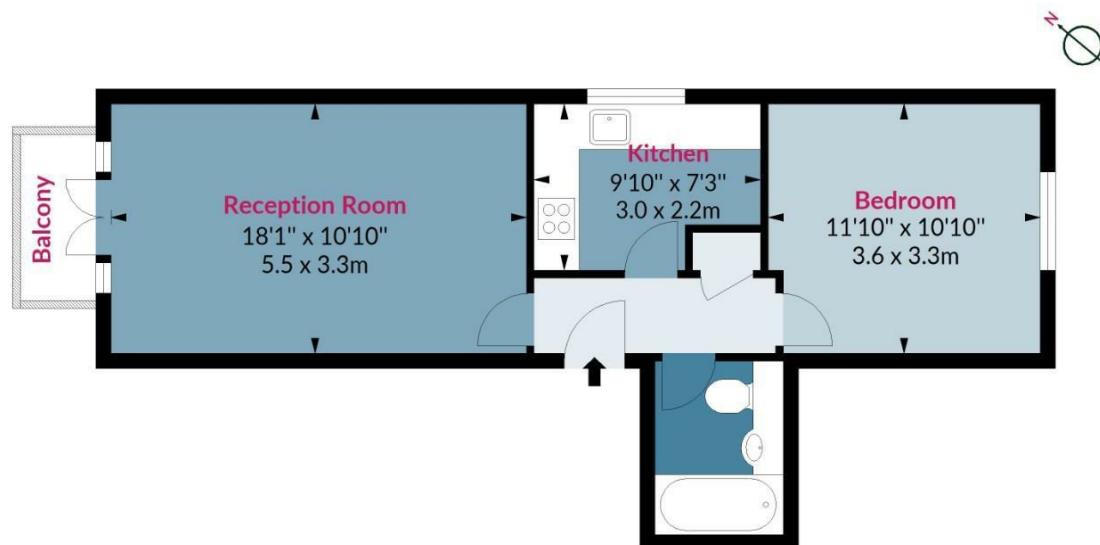




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Approx. Gross Internal Area 481 Sq Ft - 44.68 Sq M

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Third Floor

Floor Area 481 Sq Ft - 44.68 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.
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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