



Beautiful canal side modern apartment

Old Ford Road, London, E3

£530,000 Leasehold (99 years remaining)



Beautifully presented modern apartment
Private off street parking space
Fantastic canal side location
Stone's throw from Victoria Park
Great cafe's and pubs nearby
Excellent first time buyer home

Local Information

The property is located on the banks of the Hertford Union Canal, adjacent to Victoria Park. There are an excellent variety of local pubs, cafes and shops close at hand, as well as a regular market on Roman Road. Victoria Park Village is only a short walk through the park and has a Ginger Pig Butcher, Gail's bakery and many pubs with alfresco space. Transport links can be found via the number 8 bus which travels in to the City, and at Mile End Tube.

About this property

This beautifully presented modern flat enjoys a fabulous canal side location and boasts spectacular uninterrupted views over Victoria Park. The property has been tastefully decorated in fresh modern tones and offers a bright and well proportioned space, well suited to the first time buyer.

Accessed via secure gate, into a leafy shared courtyard, the accommodation comprises: entrance hallway, good sized reception with private balcony overlooking The Hertford Union Canal and park, modern fitted kitchen, spacious principal bedroom with excellent built-in storage, further bedroom, and bathroom with sleek contemporary suite and feature tiling.

Tenure

Leasehold(99 years remaining)

Local Authority

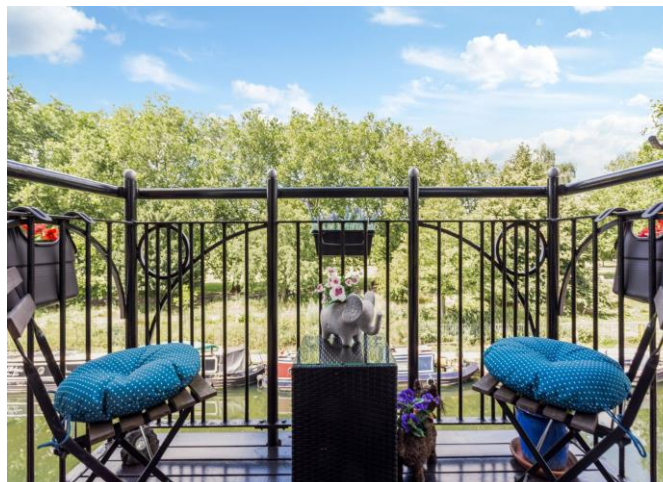
London Borough of Tower Hamlets

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Victoria Park Office.
Telephone: +44 (0) 20 3222 5555.



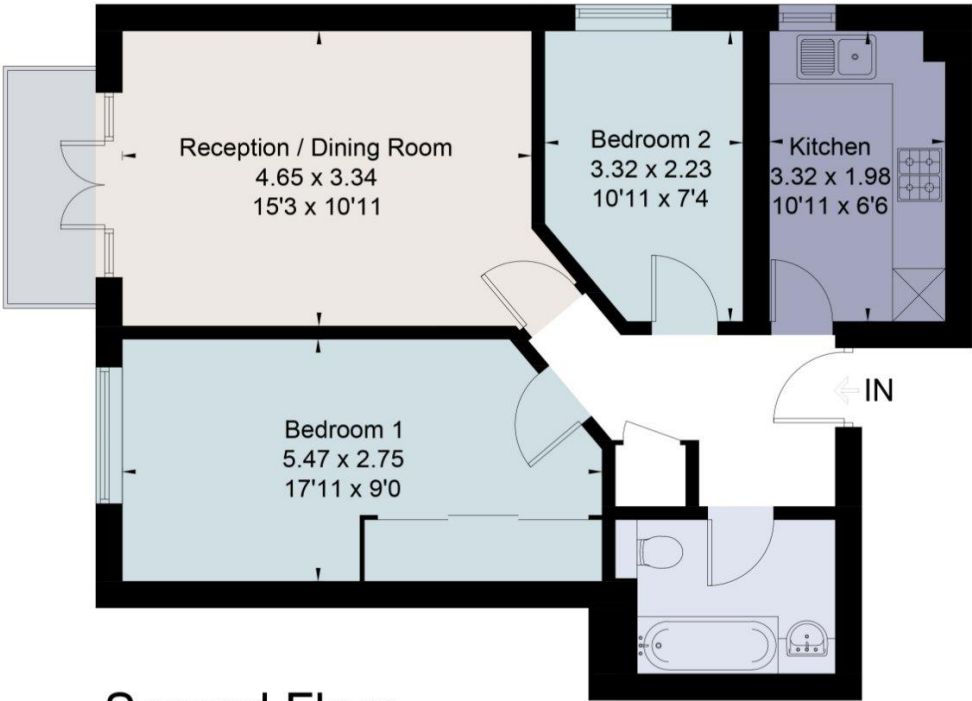


Old Ford Road, London, E3
Gross Internal Area 626 sq ft, 58.2 m²

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Approximate Area = 58.2 sq m / 626 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)
For identification only. Not to scale.
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Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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