



# Truly spectacular three storey church conversion

**Chapelford Apartments, 42 Ruston Street, London, E3**

£680,000 Leasehold (142 years remaining)





Magnificent church conversion  
Arranged over three floors  
Highly flexible living  
Private parking space  
Generous square footage  
Great amenities/transport links

#### Local Information

The flat is peacefully tucked away just off Old Ford Road, close to the beautiful open spaces of Victoria Park and a short walk to the Queen Elizabeth Olympic Park (approximately one mile away). There are excellent places to eat nearby, including Mae and Harvey's Cafe and the Eleanor Arms pub, and a superb variety of shops on Roman Road. Transport links can be found at Hackney Wick Overground and Bow Road Tube, and the number 8 bus route is just around the corner, providing a frequent service to the City.

#### About this property

This generously proportioned three level apartment, forms part of an impressive church conversion which was built in 2013. The property has been tastefully decorated throughout and offers an incredibly versatile space, perfect for those currently working from home. The flat is accessed via secure entry, into a dramatic hallway with high ceilings, built-in storage and original church window.

The accommodation comprises: bright and spacious reception/stylish modern kitchen, sleek contemporary shower room, good sized double bedroom with built-in wardrobe, home office/bedroom three, family bathroom, and top floor principal bedroom with vaulted high ceiling and spectacular exposed beams.

The building also has a shared courtyard and secure bicycle store, and the property has a dedicated off-street parking space adjacent to the building.

#### Tenure

Leasehold (142 years remaining)

#### Local Authority

Tower Hamlets

#### Energy Performance

EPC Rating = B

#### Viewing

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



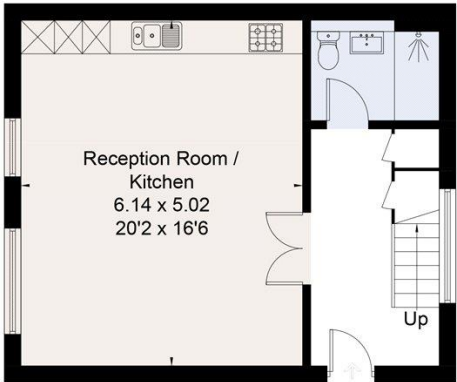




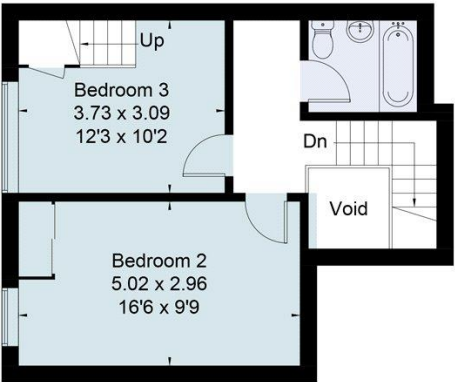
Chapelford Apartments, 42 Ruston Street, London, E3  
Gross Internal Area 1216 sq ft, 113 m<sup>2</sup>

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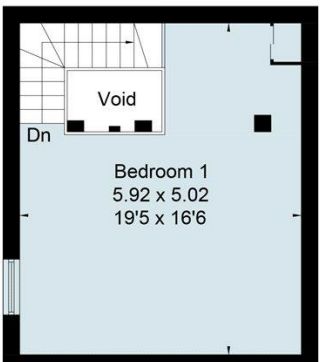
Approximate Area = 113 sq m / 1216 sq ft (Excluding Void)  
For identification only. Not to scale.  
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First Floor




Second Floor



Third 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+) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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