



# Beautiful warehouse apartment next to Victoria Park.

**Old Ford Road, London, E3**

Guide Price £450,000 Leasehold (Lease Expiry June 2128)



One double bedroom  
Duplex apartment  
Exposed brickwork  
Next to Victoria Park  
No onward chain

**About this property**

Savills are delighted to offer onto the market this exceptional Victorian warehouse duplex conversion next to Victoria Park.

The apartment benefits from exposed brickwork, wood flooring, original factory-style windows and double-height ceilings.

The entrance is on the ground floor and into the hallway, mezzanine double bedroom and modern shower room.

Stairs lead down to the wonderful open-plan kitchen / reception room which makes for the perfect entertaining space.

The property is being sold with no onward chain.

**Local Information**

The property is located 0.7 miles from the heart of the village, with a Ginger Pig Butcher, Gail's Baker, Fishmonger, grocery stores and a selection of popular pubs and restaurants.

On your doorstep is the expansive green landscape of Victoria Park (500 ft) with its boating pond, gardens, popular pubs, cafes and play areas. Roman Road, which offers an organic supermarket as well as other convenience shops is also nearby (0.3 miles).

The property is well connected with easy access to Bow Road (1 mile), Bethnal Green Tube (1.2 miles) and Mile End Station (1.1 miles) alongside frequent buses to Canary Wharf and many parts of the City.

**Tenure**

Leasehold (Lease Expiry June 2128)

**Local Authority**

Tower Hamlets

**Council Tax**

Band = B

**Ground Rent**

£250 per annum

**Service Charge**

£2804.92 per annum

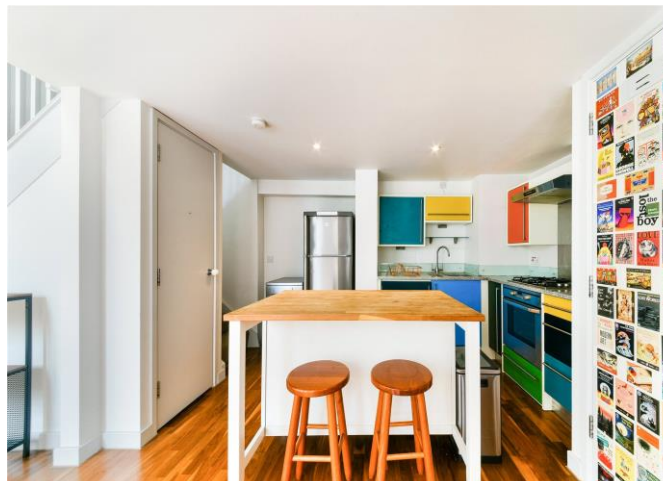
**Energy Performance**

EPC Rating = C

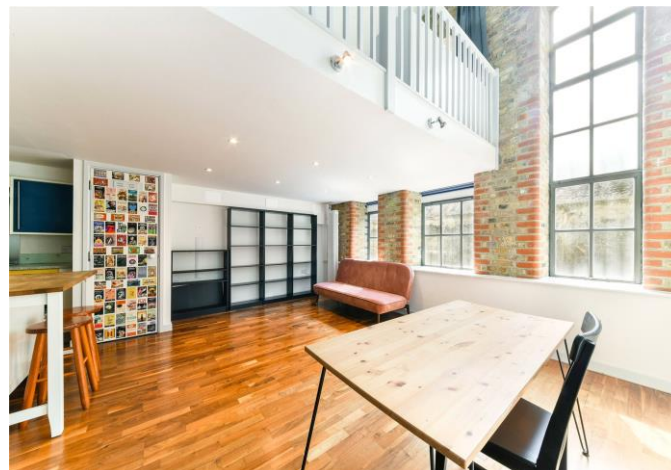
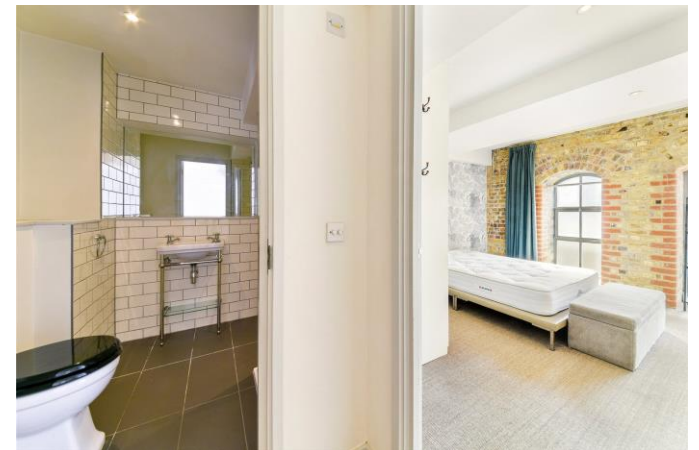
**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Victoria Park Office.

Telephone: +44 (0) 20 3222 5555.







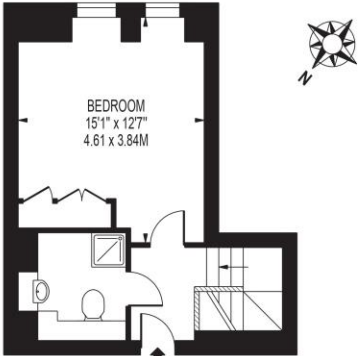
Old Ford Road, London, E3  
Gross Internal Area 652 sq ft, 60.6 m²

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James Marshall  
Victoria Park  
+44 (0) 20 3222 5555  
james.marshall@savills.com

CONNAUGHT WORKS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 652 SQ FT - 60.59 SQ M



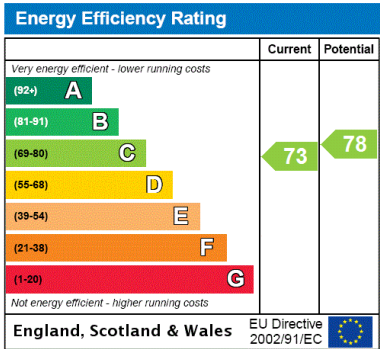
GROUND FLOOR



LOWER GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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