



# Elegant and incredibly flexible four storey freehold house

Old Ford Road, London, E2

£1,350,000 Freehold





Handsome period house  
Planning pending for a roof terrace  
Planning granted for a mansard extension  
Four substantial double bedrooms  
Wealth of character  
Superb transport links  
Shoreditch and the City nearby

#### Local Information

The property is situated within close proximity to a fantastic selection of cafe's, pubs, and day to day shops. The house is within walking distance of Columbia Road flower market and Shoreditch, which offers an incredible selection of world class restaurants, the famous Spitalfields market and a range of high end retailers. Victoria Park is a stone's throw away and offers a spectacular all seasons outdoor space to enjoy complete with weekly food and farmers' market, boating pond, flower beds, tree covered paths and tennis courts. Bethnal Green tube and Cambridge Heath overground are close by, together with frequent buses to the City and beyond.

#### About this property

This elegant period terrace offers the perfect mix of ornate character and sleek modern style, featuring wood flooring, high ceilings, sash windows and focal fireplaces. This fabulous property enjoys an enviable location close to Victoria Park and within easy travelling distance to the City and has planning permission in place to create a mansard roof extension, with permission pending for a roof terrace.

Accommodation: entrance hallway with feature flooring and stairs to the upper level, front reception and rear reception rooms with magnificent period features, stylish fitted kitchen/dining room with access to the courtyard, utility room/cloak room, and home office. On the upper levels the property continues with four good sized double bedrooms, shower room, and family bathroom.

#### Tenure

Freehold

#### Local Authority

Tower Hamlets

#### Energy Performance

EPC Rating = D

#### Viewing

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

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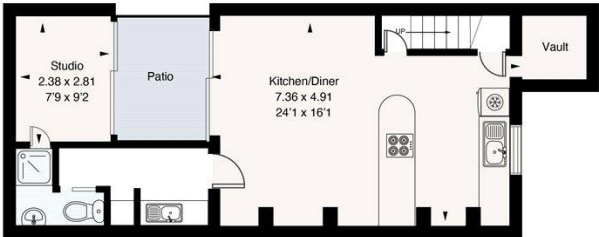






Old Ford Road, London, E2  
Gross Internal Area 1797.57 sq ft, 167 m<sup>2</sup>

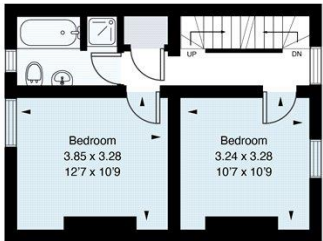
Approximate Area = 167 sq m / 1797.57 sq ft  
For identification only. Not to scale



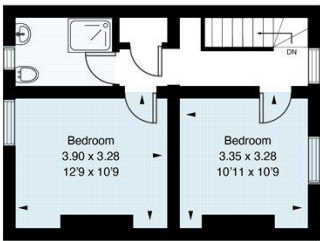
Lower Ground Floor




Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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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