



Old Ford Road, London, E3

BUTLER & STAG





Having been in the same family for over 60 years, this two storey Victorian house provides huge scope to add value through improvement. This renovation project offers a unique opportunity to breathe fresh life into a piece of history and the next owner to restore this desirable home back to its former glory.



## Freehold

- Victorian House
- Providing Huge Scope To Add Value Through Improvement
- A Variety of Development / Extension / Reconfiguration options are Available
- 1,112 Sq/Ft Internal Living Space
- Rear Garden
- Chain Free

A variety of development / extension / reconfiguration options are available (subject to planning).

Old Ford Road 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.

Excellent transport links are nearby, including several bus routes into the City, whilst Hackney Wick train station and Bow Road (District and Hammersmith & City) are within walking distance. Both Canary Wharf and City Airport are a mere 20 minute train journey.





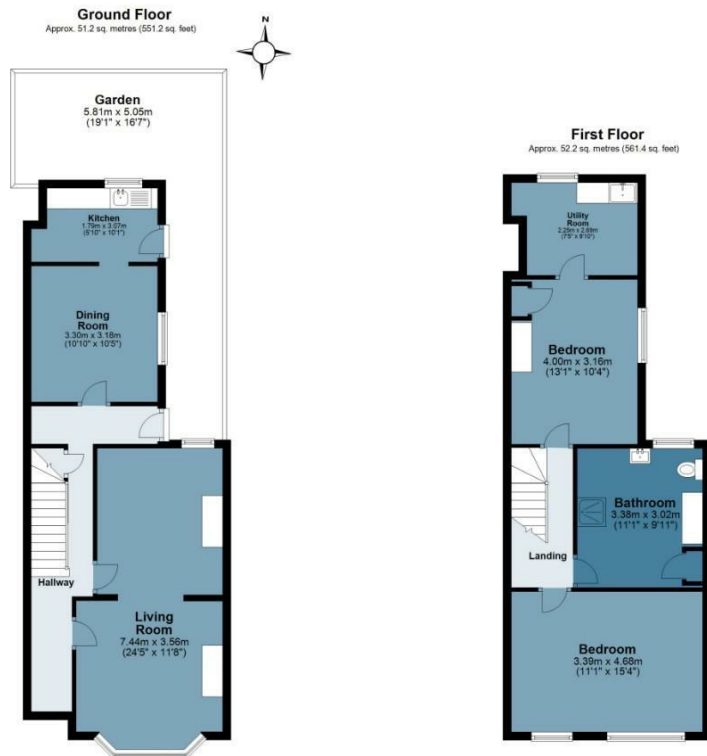




## Old Ford Road

Approx. Gross Internal Area 103.4 Sq M ( 1112.6 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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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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