



Old Ford Road, London, E3

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**Guide Price £475,000 - £500,000**  
**Forming part of this idyllic, canal side complex on the banks of the Hertford Union Canal and the award winning Victoria Park, is this dual aspect, third floor 2 bedroom apartment boasting twin balconies and secure allocated parking.**



## Leasehold

- Idyllic Canal Side Complex On The Banks Of The Hertford Union Canal
- Two Bedrooms
- Secure Allocated Parking Space
- Victoria Park A Moments Walk Away
- Third Floor Apartment Set Within A Gated Community
- Two Balconies
- Separate Kitchen
- Chain Free

This two-bedroom apartment is set within a secure gated development and is located on the third floor of Empire Wharf providing horizon views of the surrounding area. Featuring a flowing living area with double doors leading to a large private balcony, creating a fantastic outdoor extension to the main living area, separate kitchen, two generously sized bedrooms (principal bedroom boasts its own balcony), stylish bathroom and ample storage space throughout.

Empire Wharf 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 and not forgetting the Historic Roman Road home to neighbourhood favourites Zealand Cafe, Brixton Pizza and Mae + Harvey, which sit alongside the traditional street market, which runs thrice weekly.

Excellent transport links are nearby, including several bus routes into the City, whilst Bethnal Green underground and Mile End (Central, District and Hammersmith & City) are just about equidistant from the property.

No onward chain.









## Empire Wharf

Approx. Gross Internal Area 60.8 Sq M ( 654.4 Sq Ft )



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.