



**£900,000**  
**Old Ford Road**  
London, E2 9PW



Offered for sale is this period, mid-terraced house located on Old Ford Road, just a few moments from Victoria Park.

The property features 3 ground-floor reception rooms, the second of which has access to the rear mature courtyard garden. There is a further dining area with access to the basement. The house benefits from a spacious kitchen which also has access to the garden.

The 1st floor has a large bathroom with bath plus shower cubical and 2 large double bedrooms.

The property is part double-glazed with sash-style, double-glazed windows in some rooms. The house has gas central heating and 2 loft hatches.

There is potential for the property to be renovated and re-developed, including the possibility of converting the first floor into three double-bedrooms (subject to planning).

Bethnal Green has a rich cultural heritage, with many different communities passing through the area over the years. The area has benefited from much regeneration; renovated warehouses, independent shops, artisan coffee houses, highly rated restaurants and reclaimed vintage stores have made the area a popular place to own a property and a favourite destination for visitors. The property is located a few minutes' walk from Victoria Park – regularly voted London's favourite outdoor public space, with great facilities, weekly food market and music and community events over the year.

Columbia Road Flower Market, Spitalfields and Whitechapel are all close by as well as Westfield Stratford shopping centre and some fantastic green escapes further afield - Haggerston Park, London Fields and Queen Elizabeth's Olympic Park.

Bethnal Green has several schools which have recently achieved a top Ofsted rating, recognising their high quality of education and care, and Tower Hamlets' Children's Services were rated "Outstanding" by Ofsted, with 97% of the borough's schools rated "Good" or "Outstanding".

The property is well located for public transport, close to Bethnal Green and Mile End underground stations and a short walk to local amenities.

Offered on a chain free basis.

Tenure: Freehold

Council Tax: Band E

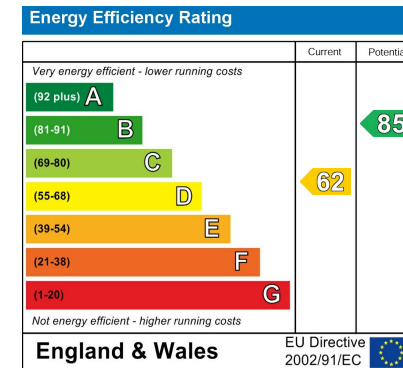






# Old Ford Road, E2

Approx. Gross Internal Area 1144 Sq Ft - 106.28 Sq M



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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