



**Empire Wharf, Old Ford Road,
London, E3**

**Offers In Excess Of
£550,000**



Two Double Bedrooms
Modern Bathroom
High Ceilings
Large Living Space
Balcony
Views Over Victoria Park & Canal
Secure Gated Development
Off Street Parking
Walking Distance To Roman Road





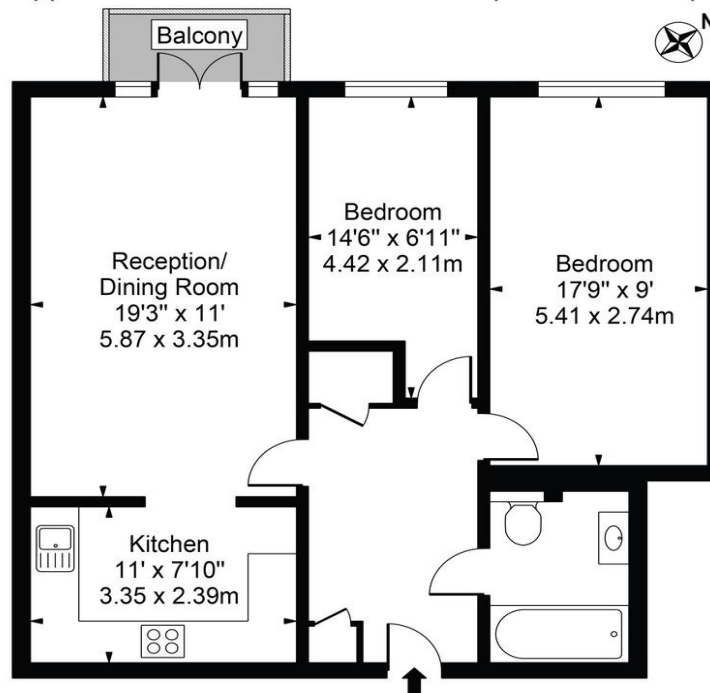
Located in the gated sought-after Empire Wharf development off Old Ford Road, this bright and spacious two-bedroom flat offers tranquil waterside charm. Enjoy picturesque views overlooking the peaceful canal from large windows that flood the space with natural light. The open-plan living area provides a versatile space ideal for relaxing or entertaining. The sleek kitchen is fully equipped with integrated appliances and ample storage, making meal preparation a pleasure. Both bedrooms are generously sized, offering comfortable accommodation and plenty of natural light. The stylish bathroom includes modern fixtures and a clean design. Residents benefit from secure entry, off street parking, access to beautifully maintained communal gardens, and excellent transport links nearby, with easy access to the vibrant local shops and cafes on Roman Road, as well as green spaces. This flat is perfect for professionals, couples, or anyone looking to enjoy the best of canal-side living in a prime London location.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Empire Wharf

Approx. Gross Internal Area 732 Sq Ft - 68.01 Sq M



Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

PLEASE NOTE: These particulars are prepared as a general guide in accordance with the Property Misdescriptions Act (1991) and are not intended to constitute part of an offer or contract. Whilst every effort has been made to ensure their accuracy, no responsibility is taken for error. Appliances and fittings have not been tested. All measurements shown are estimates only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Service/Maintenance Charge

Ground Rent

Council Tax Band

E

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