



**Royal Victor Place, Old Ford Road**

**£510,000**



**Gated community**

**Delightful urban oasis where you can watch boats.**

**South-facing balcony and dual aspect views.**

**Fabulous views over Hertford Union Canal and beyond**

**Situated within an attractive conservation area**

**Zone 2 tube travel, various buses, City Airport, HS1, motorways.**

**Easy access to Canary Wharf & West End.**

**Easy access to Westfield Shopping Centre.**

**Fabulous commuter location enjoying many cycleways.**

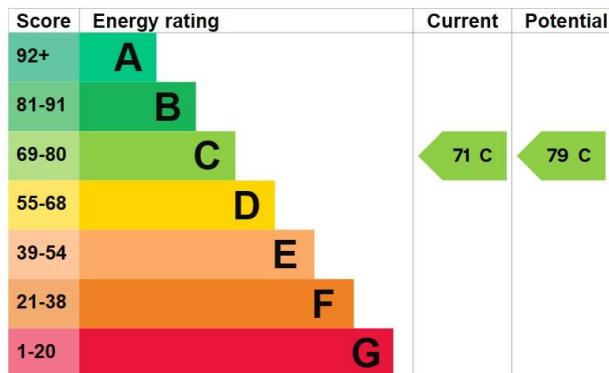
**Share of Freehold**





This flexible space is perfect for those working from home or needing a London based property for the week. With a private balcony overlooking the Hertford Union Canal, Victoria Park behind and its own secure parking, it is spacious, even taking a baby grand piano. You may be a writer, a pianist, or simply wish to relax whilst watching the boats go by. This small purpose built community purchased from the Crown Estate in 2009 (hence the name Royal Victor Place) is freehold. Opposite was a pickle factory, now a gym, low rise work units allowing excellent views to Canary Wharf with Mile End Park in between and a warehouse converted to a wedding venue. On Sundays you may wish to visit Columbia Road Flower Market, or on the weekend meet with friends for brunch in Victoria Park or, a short walk past the lake and its inspiring wildlife, visit a range of niche shops and restaurants in Victoria Park Village.





### Service/Maintenance Charge

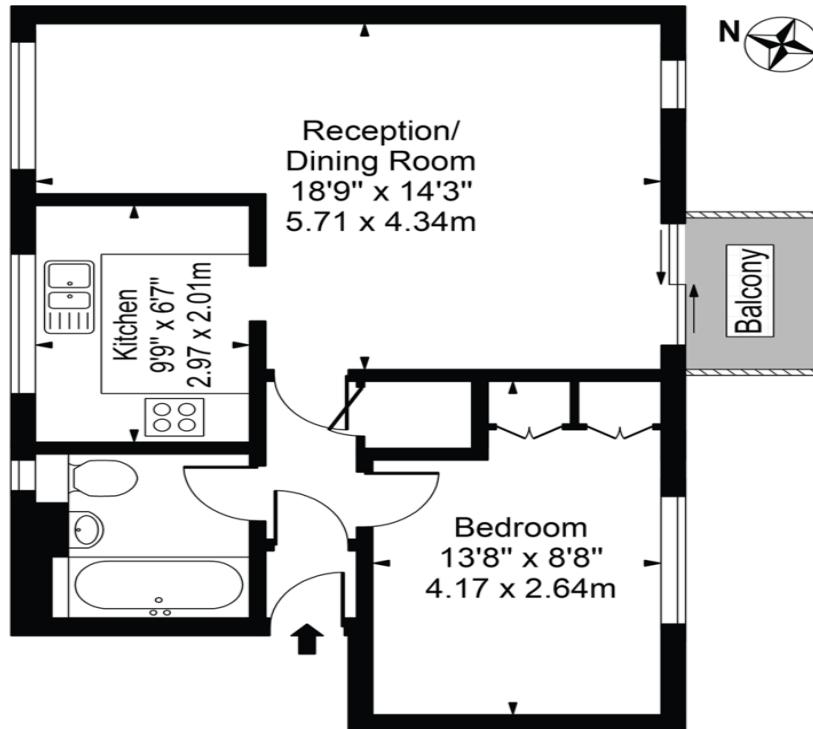
£2,448

### Council Tax Band

C

## Royal Victor Place

Approx. Gross Internal Area 497 Sq Ft - 46.17 Sq M



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.

### Please contact our office at

213 Victoria Park Road  
London,  
E9 7HD  
**020 8985 5800**

**sovereign-house.com**  
vicparksales@sovereign-house.com



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**Victoria Park Sales**  
213 Victoria Park Road  
London E9 7HD  
Tel: **020 8985 5800**



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**Clayhall/Redbridge Sales**  
176 Longwood Gardens,  
Essex E1G 0EW  
Tel: **020 8220 1500**

