



Old Ford Road, E2

£800,000

Dexters



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A rare, canal-side, first-floor apartment overlooking the duck pond in Victoria Park. This historic Victorian pub conversion sits on a corner next to the canal and the 'people's park'. At 900 sq. Ft., it is spacious and light, with high ceilings and triple-aspect views directly across the park and canal.

Originally a Victorian pub called The Cricketers, dating to circa 1854, the structure has been converted into residential homes that retain their character through robust brickwork and grand sash windows.

The centrepiece of the home is a 30ft triple aspect kitchen and reception room. A continuous run of large windows frame views of the park and canal. The new Plykea kitchen is integrated with minimalist white cabinetry, blue accents, and ply trim.

A wide central hallway separates the social spaces from the bedrooms. The principal suite includes bespoke open fronted storage and a private en-suite. There is a large storage space at the end of the corridor, and scope for adding more storage space. Two further double bedrooms provide flexible space for guests or a home studio, both served by a bright family bathroom finished in classic white.

Bordered by Victoria Park and the Regent's Canal, the neighbourhood is defined by its green space and independent feel. To the north, the 'People's Park' offers 200 acres of parkland and a popular Sunday market. A short walk

Features

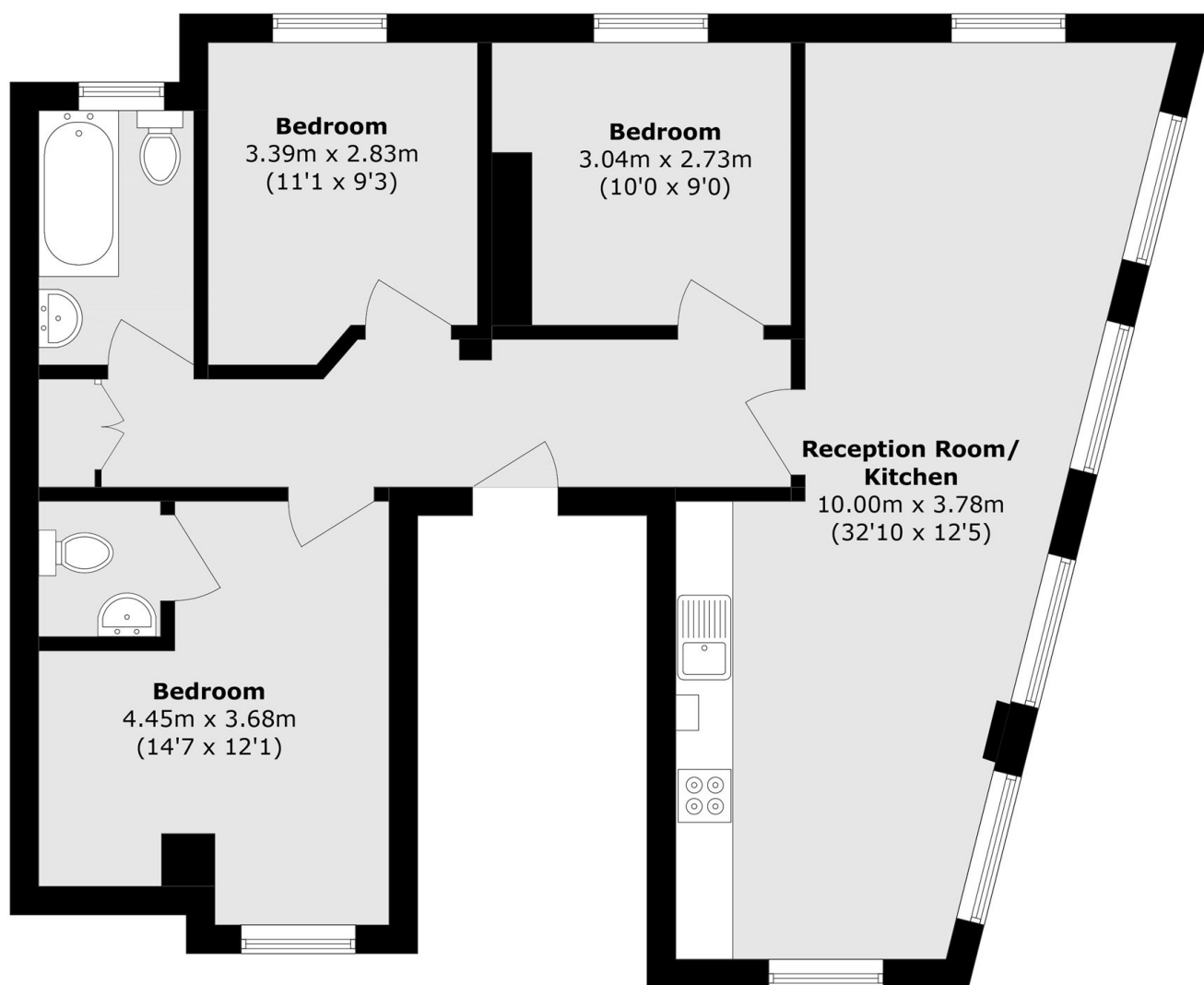
- Chain free
- Victorian pub conversion
- 3 bedrooms
- 1 bathroom & 1 WC
- Direct views onto Victoria Park and Regents Canal







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Total area (approx.): 85.1 sq. m (916.0 sq. ft)

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