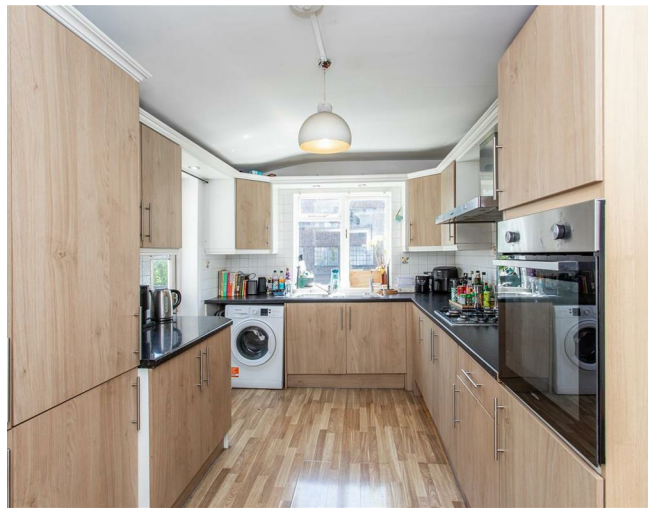
hello@wjmeade.net 020 8981 3331 391 MILE END ROAD, BOW, LONDON, E3 4QS







OLD FORD ROAD, E3

£625,000 L/H

- Opposite Victoria Park
- 797 sq ft / 74.08 sq m
- Victoria Park Conservation Area
- Shared Rear Garden Bordering The Canal
- Many Retained Period Features
- Residential Permit Parking

wj meade

Old ford Road



Approx. Gross Internal Floor Area 797 sq. ft / 74.08 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property









WJ Meade are delighted to present this impressive split level maisonette within a Victorian house conversion on Old Ford Road. Overlooking the open green expanses of Victoria Park to the front and the idyllic waterway of the Hertford Union Canal to the rear. With steps up to a private entrance, the accommodation is arranged over 797sq ft with a light-filled reception room featuring a bay window facing Victoria Park, separate fitted kitchen, bathroom, two double bedrooms and a single bedroom.

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.

Service charge £287.60
Ground rent £10
100 years lease
Council tax band D
Current EPC Rating 53
Tenure: Leasehold

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