

PARKSIDE COLLECTION, OLD FORD ROAD

LONDON E3 5NP



THE PROPERTY BROKERS

Freehold

£1,000,000

- Small boutique development
- Roof terrace & balconies
- Park & canal views
- Two double bedrooms
- 1141 sqft (approx.)
- 10 year ICW warranty

Spanning 1,141 sqft (approx.) over 2 floors, this loft house within the Parkside Collection on Old Ford Road directly overlooking the peaceful canal and green space of Victoria Park sets a new standard for one of the most popular areas in London. Available on a new 199 year leasehold interest this high specification, dual aspect property comprises two double bedrooms, three bathrooms, large kitchen & living space plus 2 balconies and a private roof terrace with views of the park and city.

Accessed via a self-contained entrance and straight to the first floor there is a large living space with private balcony over-looking the park, a fully fitted kitchen and a convenient WC. Up via the central staircase



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the 2nd floor has two spacious bedrooms each with their own en-suite bathrooms (one with shower, the other with bathtub). The roof terrace is then accessed via a retractable, electronically controlled glass sliding roof.

Design led finishes in the kitchen include Andrew Stanley, purpose built units, integrated appliances by Bosch, dedicated hot-water tap and reconstituted black stone worktops. The attention to detail continues throughout the loft house from the bespoke under floor heated oak flooring to grey Italian tiles in the bathroom and brushed fixtures by Bagnò and even a roof finished in seamed copper.

Located in the Victoria Park Conservation Area the beautiful green spaces of Victoria Park contain London's widest variety of trees and is the UK's only park to win the Green Flag Award 3 times . The park itself is one of London's largest and most historic parks (known as The Peoples Park) offering beautiful walks, a range of



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cafes and eateries, sponsored activities, festivals and events including a weekly farmers market every Sunday for fantastic fresh and seasonal produce.

Situated slightly North of the park is Victoria Park Village which has some fantastic local amenities which include The Ginger Pig butcher, Jonathan Norris fishmongers, organic grocers along with The Empress of India, Pavilion café/bakery and numerous other restaurants and boutique shops. London Fields and Broadway Market is also a short walk and is known for its mix of culture, creativity and proximity to The City.

Lying just a few minutes' walk from Hackney Wick, Here East houses over 1.2 million sqft of shops, restaurants as well as workers across the tech and business worlds. It's such a great spot that BT Sport have already moved in. This unique new development is connected to The City, Canary Wharf, Stratford and the West End with great tube and bus links as well as the



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upcoming Crossrail at both Stratford and Liverpool Street further improving the connections.



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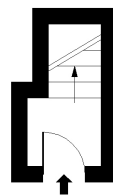
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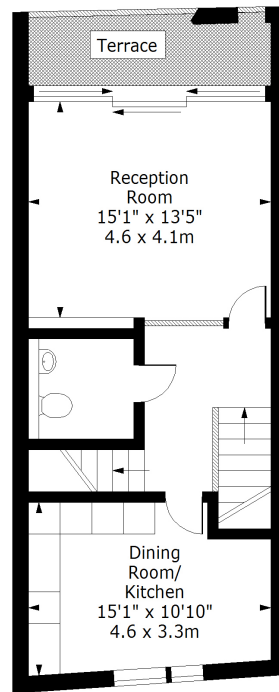
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**Unit 6,
Old Ford Road**

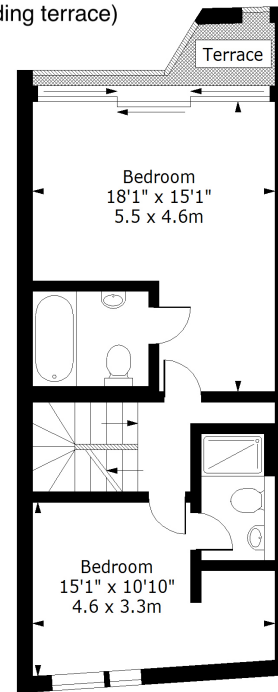
1,141 sqft
106 sqm
(excluding terrace)



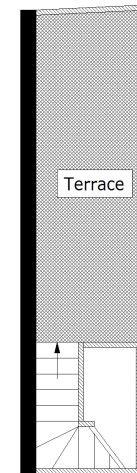
**Ground Floor
Entrance**



First Floor



Second Floor



Roof Terrace

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