

PARKSIDE COLLECTION, OLD FORD ROAD

LONDON E3 5NP



THE PROPERTY BROKERS

Share of Freehold

£875,000

- 840 sqft approx
- 2 double bedrooms 2 bathrooms
- Park & canal views
- Small boutique development
- 10 year ICW warranty
- Private garden

A lateral 2 bedroom 2 bathroom apartment within this pioneering new luxury development called Parkside Collection, which looks directly over East London's famous Victoria Park and Hertford Union Canal. This high specification apartment is accessed via a large entrance hall with bike storage which is shared with only one other apartment. Upon entering, the space and light is immediately apparent, with steps down to the large open plan living room with fully fitted kitchen and huge floor to ceiling sliding doors out to a private terrace directly on the canal with views over the park. The master bedroom is next door with fitted wardrobes and beautifully finished ensuite shower room, again, with floor to ceilings sliding doors open out onto the terrace. On the raised level by the hallway is a separate three piece bathroom and second good sized



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double bedroom with built in wardrobes. The ceiling height and level of finish throughout sets a new standard for any new development in or around Victoria Park and is situated in the most tranquil of settings.

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 Bagno 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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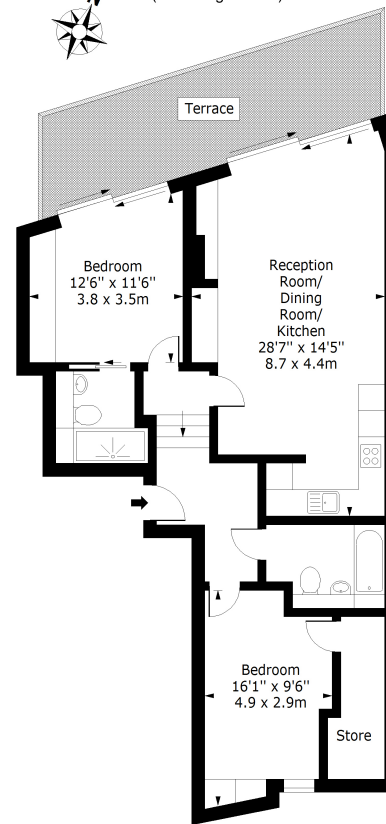
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**Unit 5,
Old Ford Road**

840 sqft
78.03 sqm
(excluding terrace)



Ground Floor

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