



PCM

£1,800 PCM

Old Ford Road

London, E3 5NQ

Set within a private gated, canal side development is this good size 1 bedroom apartment.

The property features a good size bathroom, separate fitted kitchen, bright reception room with access to a private balcony. The property also comes with the added bonus of having a allocated parking space.

Located just a few moments from Victoria Park and Victoria Park Village as well as Roman Road Market.

Bow Road, Bow Church Mile End and Bethnal Green Stations are all close by as well as a number of bus routes.

The property is available September

5 weeks deposit: £2076

12 month contract: breakclause subject to offer

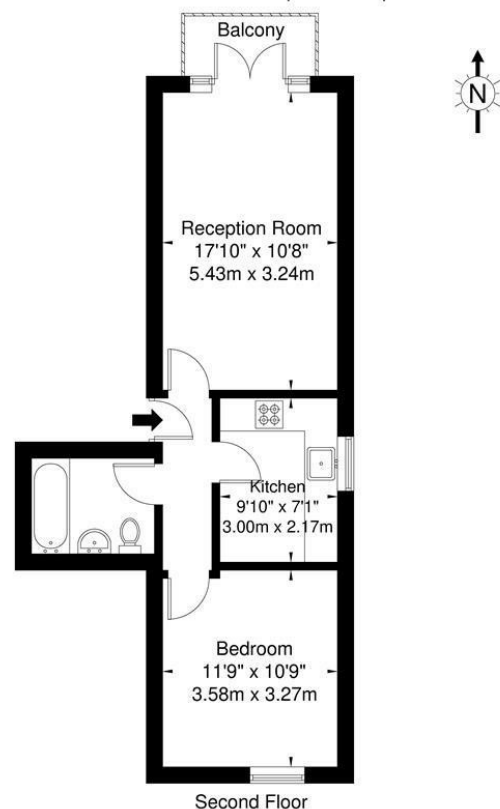
Council tax: Band C





Empire Wharf Old Ford Road E2

Approx. Gross Internal Area = 43.7 sq m / 470 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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