

BUTLER & STAG



Old Ford Road, Victoria Park E3
London

£2,595 pcm



Old Ford Road, Victoria Park E3

Beautifully presented two bedroom apartment set within a secure waterside development on the banks of the Hertford Union Canal and the award-winning Victoria Park.

- Beautiful Two Bedroom Apartment
- Secure Gated Waterside Development
- Next to Victoria Park
- Private Balcony with Canal Views
- Allocated Car Parking Space
- Amenities of Roman Road Moments Away
- Furnished
- Available from 2nd October 2026



Beautifully presented two bedroom apartment set within a secure waterside development on the banks of the Hertford Union Canal and the award-winning Victoria Park.

This generously sized first floor apartment features a flowing living area with a private balcony, offering glorious direct views over the canal and the park.

Further comprising of a large double bedroom with comprehensive fitted wardrobes, a second bedroom which would perfectly suit a work-from-home or guest space, a stylish bathroom and a separate modern kitchen with plenty of storage. The property further benefits from excellent hallway storage and an allocated off-street car parking space.

Empire Wharf is a secure gated development which borders the wonderful Victoria Park, one of East London's most desirable spots and is in close proximity to the renowned and historic Roman Road, home to artisan eateries and coffee shops which sit alongside the traditional street market.

Excellent transport links are on hand, including regular bus routes into the City, with Bethnal Green and Mile End underground stations also providing swift access across the capital.

Ideally suited to a professional couple seeking convenience in a serene setting, this must-see property is offered furnished and is available from the start of October 2026.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







Empire Wharf

Approx. Gross Internal Area 54.9 sq. metres (590.4 sq. feet)

BUTLER & STAG



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

© @modephotouk www.modephoto.co.uk

FROM EAST LONDON ENERGY TO WEST ESSEX EASE

We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



LONDON STRATFORD SOUTH WOODFORD BUCKHURST HILL LOUGHTON EPPING BEYOND

Like what you see? Let's talk

Book your **FREE** valuation now



020 8102 1236

london@butlerandstag.com

508 Roman Road, Bow, London, E3 5LU

butlerandstag.uk

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

BUTLER  STAG

