



**Royal Victor Place** (off of Old Ford Road E3 5SS)

**Offers In Excess Of  
£485,000**





- **Gated community**
- **Delightful urban oasis where you can watch boats, NOT cars.**
- **South-facing balcony and dual aspect views.**
- **Fabulous views over Hertford Union Canal and beyond**
- **Situated within an attractive conservation area**







Royal Victor place is a secure gated community occupying an absolutely A1 piece on London land as it has Victoria Park directly opposite the northern entrance and to the south you overlook the Hertford Union Canal from your private South facing balcony, home to a variety of wildlife in this urban oasis.

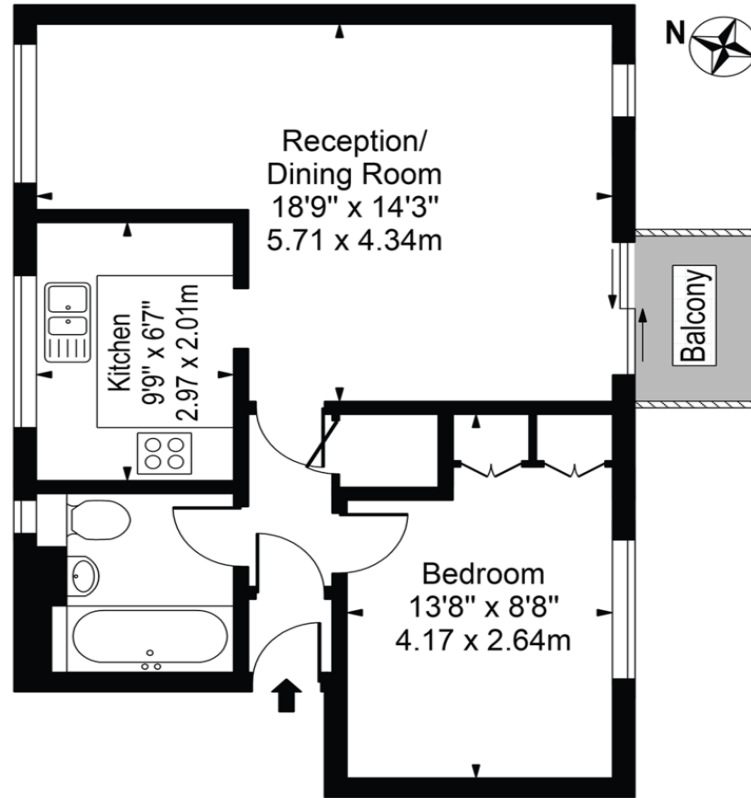
The development comprises a mix of property from 1 bed apartments through to 4 bedroom houses all on the water's edge. Built circa 1990 these properties all come with a share of the freehold, have allocated parking bays, further secure bike stores and some attractive communal grounds.

In addition you can easily access rail and tube lines within 10 minutes walking join the A12 by car within moments all of which help make this an exciting prospect for just about anyone.



# Royal Victor Place

Approx. Gross Internal Area 497 Sq Ft - 46.17 Sq M



**First Floor**

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Service/Maintenance Charge**

£3,500

**Ground Rent**

£300

**Council Tax Band**

C

**Please contact our office at**

213 Victoria Park Road

London,  
E9 7HD

020 8985 5800



**DAYS A WEEK**



**FREE VALUATIONS**



**FLOOR PLANS**



**FULL COLOUR PHOTOGRAPHY**



**SMS TEXT ALERTS**



**MORTGAGE ADVICE**



**CLOUR MAPS**

**sovereign-house.com**  
vicparksales@sovereign-house.com

**Victoria Park Sales**  
213 Victoria Park Road  
London E9 7HD  
Tel: 020 8985 5800



@sovereignhouse



www.facebook.com/sovereignhousehackney

**Clayhall/Redbridge Sales**  
176 Longwood Gardens,  
Essex IG5 0EW  
Tel: 020 8220 1500

