



CHURCH CONVERSION! Charm, Character, Convenience, as well as green open spaces, all at your doorstep. Arranged over three floors is this wonderful RARE CHURCH CONVERSION!! Two bedrooms and two bathrooms with high ceilings and exposed beams. This is a must-see property. Call today to explore this truly wonderful property.

## Key features

- RARE CHURCH CONVERSION
- Two Bedroom / Two Bathroom / Study Room
- Spacious Open Plan Kitchen/Reception Room
- Modern Fitted Kitchen
- High Ceilings / Exposed Beams
- Furnished
- Close To All Amenities
- Bow Road Underground Tube Station
- Victoria / Mile End Parks
- Available from 1st of July 2021



Guide Price: £1,850 - £2,350 PCM

CHURCH CONVERSION!! Located in a wonderful building in keeping with its period charm and character, is this delightful, bright and airy two bedroom - two bathroom beautiful church conversion, arranged over three floors, occupying a premier location situated along the popular Old Ford Road moments away from the recreational greens of Victoria Park and Mile End Park. There is an abundance of transport links, including Bow Underground Tube Station (District/Hammersmith and City Lines) and several bus routes from Old Ford Road offering easy access into the City, West End and Canary Wharf.



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Old Ford Road, Bow, London E3

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Estateology.

Old Ford Road, E3

CAPTURE DATE  
08/11/2019

LARGE SCALE POINTS  
35,304,389

GROSS INTERNAL AREA  
113.9 Sqm / 1226.4 Sqft

MASTER BEDROOM  
8.40m x 5.91m  
(27'0" x 19'7")

Second Floor

KITCHEN/RECEPTION  
7.48m x 4.48m  
(24'6" x 14'8")

Ground Floor

STUDY  
3.73m x 3.03m  
(12'3" x 9'10")

First Floor

BEDROOM 2  
3.74m x 3.27m  
(12'3" x 10'9")

GROSS INTERNAL AREA  
The footprint of the property  
113.9 Sqm / 1226.4 Sqft

NET AREA INTERNALLY  
Excludes walls and structural features  
97.7 Sqm / 1052.0 Sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, etc.  
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT  
Ceiling height less than 2.0m  
2.25 Sqm / 23.5 Sqft

spec<sup>®</sup>

RICS

Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms, lengths and widths are the maximum points of measurements captured in the scan.

IPMS 18 RESIDENTIAL  
101.3 Sqm / 1089.1 Sqft

IPMS 18 RESIDENTIAL  
99.1 Sqm / 1065.4 Sqft

SPEC-18  
546543632746480042330413

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

75

75