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393 Old Ford Road  
Bow, E3 2LU



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A historic building converted & extended into a collection of 10 stylish apartments.  
**Old meets new in Victoria Park.**

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The Old Ford Apartments provides the **ideal location for modern London living.**

# Look East

**This area has an incredible buzz about the streets, and features a large selection of artists' studios and galleries, restaurants, bars, cafés and artisan shops all of which are within walking distance of The Old Ford Apartments. Ideally situated for exploring the quirky delights of East London, and perfectly positioned for a swift commute into The City or the centre of the capital, The Old Ford Apartments really does provide the ideal location for modern London living.**

## **From Bow to Hackney Wick and beyond**

A short stroll across the bridge connecting Bow with the Olympic site first brings you to the canals, sights and sounds of Hackney Wick.

Bordered by Bow, Mile End and Homerton the area still feels industrial in part — though the winding River Lea provides pretty canal side views as an antidote.

Hackney Wick is home to a fantastic mixture of gastronomic delights. These include the latest addition to the Breakfast Club empire, Mason and Co (below) for amazing lunches, Grow – serving London's best street food, and, of course, traditional East End greasy spoon The Wick Cafe, which is always worth a visit.

The area is laden with popular destinations for a night out or a quiet drink, including The Crate with its fantastic selection of house brewed beers and cider. Sample some more local tipples from Howling Hops Brewery in their unique Tank Bar. If you fancy seeing a bit more of the local scenery, docked outside

Crate is the Alfred Le Roy a restaurant-on-a-boat that makes trips along the river on the weekends. Hire it for a special occasion or sign up for one of their regular food and drink cruises and enjoy charcuterie, E5 Bakehouse bread and Neal's Yard cheese on board.

## **Grab a coffee, or relax by the riverside**

In comparison to other parts of East London Hackney Wick has a few small, but perfectly formed, independent coffee shops. Namely, The Roasting Shed a small batch coffee roastery where they hand-roast speciality coffee beans carefully selected from farmers around the world.

Victoria Park Pavilion is the next best place to stop for a coffee or to enjoy a laid back lunch. The cafe-come-shop is always well stocked with home made bread and cake for a take home treat. Afterwards take a stroll around Victoria Park, admiring the many beautiful canals and picturesque boating pond. Pedalo hire is also on offer in the warmer months! In the summer you can make the most of the weather and enjoy any of the frequent outdoor festivals



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and events Victoria Park has to offer, and every November park-goers in their thousands are treated to a wildly ambitious theatrical fireworks display which is laid on by Tower Hamlets Council.

#### Local loves

The Old Ford Apartments are ideally placed to experience the best of what Bow has to offer. Apart from the amazing Victoria Park, the best of the area lies in the fantastic gastro pubs, local distillery, and even a brewery or two (or three).

If you're looking for fine dining, the renowned Morgan Arms, on Morgan Street is a self-styled 'classy East London pub with fabulous food', serving up treats such as crispy belly of pork with carrot puree, balsamic onions, chargrilled celeriac and pork jus. Moreover, right opposite the southern entrance to Victoria Park is The Crown, a cozy, beautifully decorated gastro pub. It has a delicious seasonal menu, the usual great ales and wine list, and frequent events.

#### Pubs-a-plenty

Just a short stroll from Roman Road is your new local - The Green Goose (right and middle right). A newcomer to the East End pub scene, it has established itself as a firm favourite, promising quality British food and a fine selection of East London ales. Enjoy a pint in the cosy bar, or head outside into the walled garden to find a uniquely peaceful spot in this bustling part of the capital. The menu launches in mid Autumn 2016 - be sure to be the first in line!

And if you're looking a little further afield, The Palm Tree makes a great stop for a drink after a blustery walk through Mile End Park, and there's often live jazz at the weekends. You can grab an excellent pizza at The Lauriston across Victoria Park, and there's also a free jukebox to while away the hours.

#### The Olympic Park

Bigger than both Hyde Park and Kensington Gardens put together, the Queen Elizabeth Olympic Park is one of London's most ambitious regeneration projects. Visitors can enjoy biking trails, sports venues, playgrounds and more, surrounded by over 4,000 new trees and a network of rivers and canals to explore.



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#### Victoria Park Village

Home to a plethora of independent shops and restaurants Victoria Park Village is a picturesque place to wander through on a sunny Saturday afternoon. Sample some grade-A fish and chips from The Fish House, or sit and soak up the atmosphere with dinner outside The Empress.

#### Roman Road Market

This old East End favourite fills the street along the East side of Roman Road on Tuesdays, Thursdays and Saturdays. You'll find everything from fashion stalls to fruit and veg, tasty treats to tempt you, toys, and plenty of hand bags. Close by to Old Ford Road, Roman Road will conveniently provide you with not only a local food market, but is home to a variety of independent coffee shops and of course G Kelly, the traditional East End pie and mash shop. And if you're just wanting to grab a pint of milk, there's also a very conveniently located Tesco.

#### A centre for shopping

You can easily walk to Westfield Stratford in 25 minutes from Old Ford Apartments. Here you'll find endless choice of shops and restaurants, all conveniently located in the same complex alongside a cinema and bowling lane. If you're stuck for something to do on a rainy day, Westfield will definitely have the answer!



#### FROM BOW ROAD TUBE STATION

LIVERPOOL STREET **11 MINUTES**  
TOWER HILL **11 MINUTES**  
EMBANKMENT **23 MINUTES**  
VICTORIA **27 MINUTES**



#### FROM HACKNEY WICK OVERGROUND

STRATFORD INTERNATIONAL **5 MINUTES**  
HIGHBURY AND ISLINGTON **11 MINUTES**  
WEST HAMPSTEAD **28 MINUTES**  
RICHMOND **55 MINUTES**



#### NUMBER 8 BUS ROUTE

The number 8 bus route is right on the doorstep of Old Ford Apartments. It will drop you in Shoreditch or at Liverpool Street Station in 20 minutes, and goes all the way to the West End in 45.



Sash windows, high ceilings and a stylish specification... **The Old Ford Apartments will make fantastic homes.**

Computer Generated Images for illustrative purposes only.



## APARTMENT ONE

NEW BUILD 2 BEDROOMS, 1 BATHROOM

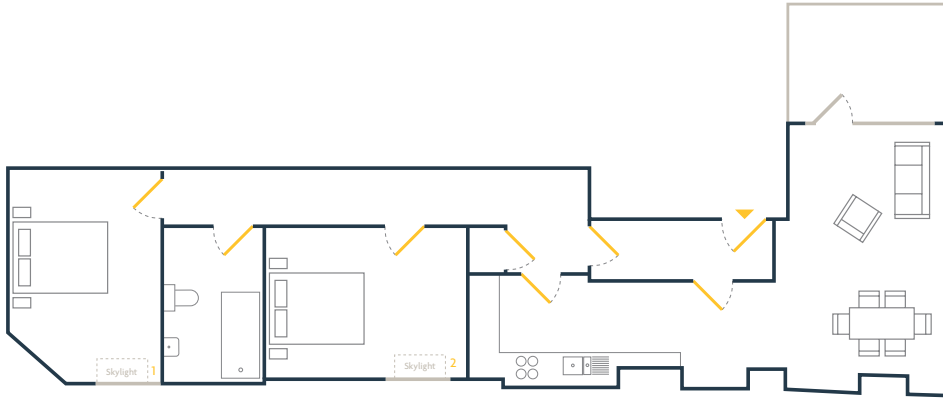
TOTAL AREA  
82.60 sqm (889.09 sqft)

KITCHEN/LIVING/DINING  
9.96m x 5.50m

BEDROOM 1  
3.20m x 4.35m

BEDROOM 2  
4.18m x 3.13

PATIO  
3.32m x 3.34m



## APARTMENT TWO

PUB CONVERSION 1 BEDROOM, 1 BATHROOM

TOTAL AREA  
52.34 sqm (563.38 sqft)

KITCHEN/LIVING/DINING  
6.28m x 3.18m

BEDROOM 1  
3.23m x 4.32m

PATIO  
1.16m x 2.09m



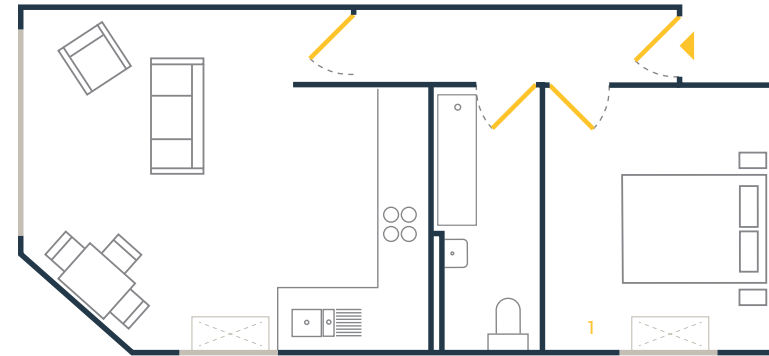
## APARTMENT THREE

PUB CONVERSION 1 BEDROOM, 1 BATHROOM

TOTAL AREA  
42.77 sqm (460.37 sqft)

KITCHEN/LIVING/DINING  
5.31m x 4.50m

BEDROOM 1  
2.96m x 3.45m



## APARTMENT FOUR

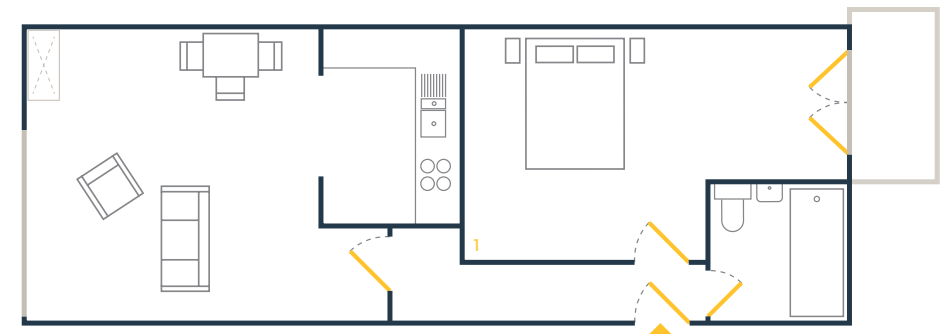
PUB CONVERSION 1 BEDROOM, 1 BATHROOM

TOTAL AREA  
52.38 sqm (563.81 sqft)

KITCHEN/LIVING/DINING  
6.31m x 4.42m

BEDROOM 1  
5.70m x 3.50m

BALCONY  
5.70m x 3.50m



## APARTMENT FIVE

NEW BUILD 2 BEDROOMS, 2 BATHROOMS

TOTAL AREA  
61.19 sqm (658.64 sqft)

BEDROOM 1  
4.87m x 2.60m

KITCHEN/LIVING/DINING  
5.05m x 3.53m

BEDROOM 2  
4.95m x 3.53m



## APARTMENT SIX

PUB CONVERSION 1 BEDROOMS, 1 BATHROOM

TOTAL AREA  
42.73 sqm (459.94 sqft)

BEDROOM 1  
2.85m x 3.49m

KITCHEN/LIVING/DINING  
5.31m x 4.50m

BALCONY  
2.40m x 1.50m



## APARTMENT SEVEN

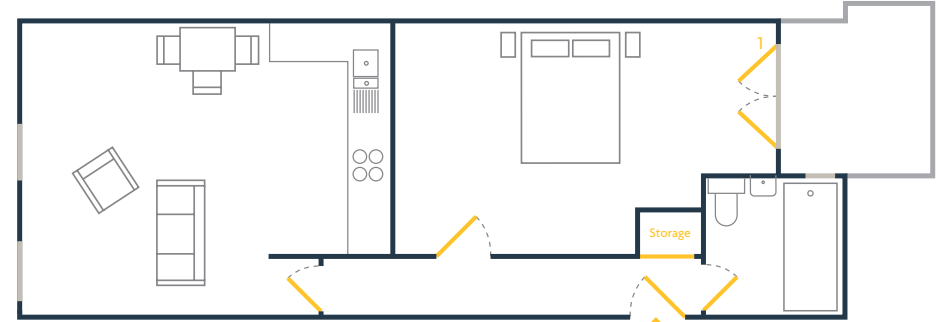
PUB CONVERSION 1 BEDROOM, 1 BATHROOM

TOTAL AREA  
49.98 sqm (537.98 sqft)

BEDROOM 1  
5.52m x 3.52m

KITCHEN/LIVING/DINING  
3.50m x 4.42m

BALCONY  
2.18m x 2.27m



## APARTMENT EIGHT

PUB CONVERSION 1 BEDROOM, 1 BATHROOM

TOTAL AREA  
42.73 sqm (459.94 sqft)

BEDROOM 1  
2.82m x 3.63m

KITCHEN/LIVING/DINING  
5.49m x 4.50m

BALCONY  
2.41m x 1.20m



## APARTMENT NINE

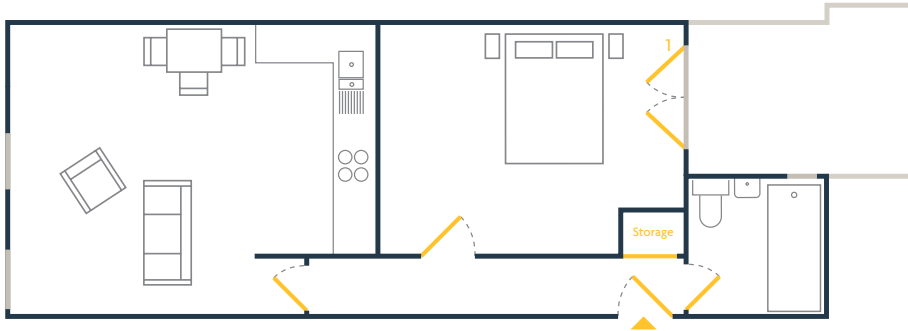
PUB CONVERSION 1 BEDROOM, 1 BATHROOM

**TOTAL AREA**  
47.66 sqm ( 513.00 sqft)

**BEDROOM 1**  
4.57m x 3.50m

**KITCHEN/LIVING/DINING**  
5.49m x 4.42m

**BALCONY**  
3.25m x 2.27m

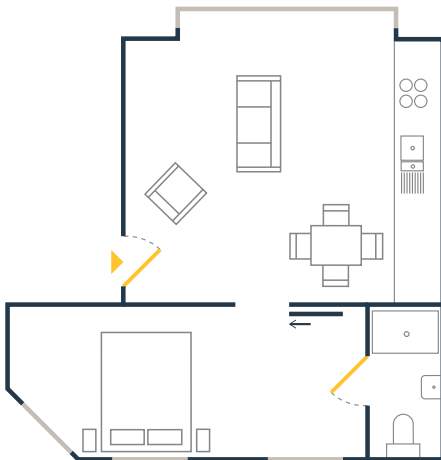


## APARTMENT TEN

NEW BUILD STUDIO

**TOTAL AREA**  
39.17 sqm (421.62 sqft)

**STUDIO SPACE**  
5.01m x 7.35m



## Specifications

### MAIN ENTRANCE AND COMMON AREA

- Ground floor lobby: grey durable carpet
- Communal corridors and stairs: grey durable carpet
- Secure cycle storage, bin storage on ground floor

### SECURITY

- Key Entry system
- Audio entry system to each apartment

### BUILDING STANDARDS & WARRANTY

- CRL for the 3 new build units (Units 1, 9 and 10)

### FLATS EXTERNAL

- Balconies/patio terrace to apartments with timber decking
- Wall mounted lighting on balconies/terraces

### INTERNAL GENERAL

- Power sockets stainless steel screw-less plaque
- Light switches stainless steel screw-less plaque
- Gas central heating with individual boilers

### FINISHES

- Walls – white matt
- Ceilings – white matt
- Skirting and architraves – white gloss

### FLOOR FINISHES

- Living rooms, hallways and kitchens – Timber effect flooring in Oak Grey
- Bedrooms - Timber effect flooring in Oak Grey
- Bathrooms tiles - Dolomite grey walls and floor

### BATHROOMS

- Bathroom suites with chrome taps and mixers
- Bath glazed screen and modern mixer shower
- Shower enclosure to en suites with glazed screen

### INTERNAL DOORS

- White internal doors
- Polished stainless steel handles and door furniture

### KITCHENS

- Handleless units
- Matt grey base units and timber effect wall units
- Soft close drawers and doors
- Durable worktop
- Smeg C7280FP Built in Fridge Freezer
- Smeg SF478X Single Oven in St Steel
- Smeg S264C 60cm Wide Ceramic Hob
- Smeg WD1147 Fully Integrated Washer Dryer
- Bosch freestanding washer-dryer in Unit 9
- Smeg KD61XE 60cm Wide St Steel Chimney Hood
- Smeg DIC4-1 45cm Wide Fully Integrated Dishwasher
- Smeg DIC6-1 60cm Wide Fully Integrated Dishwasher
- Abode "Connect" Sink with Drainer 1 Bowl Inset
- Abode Pico Monobloc Tap in Chrome

#### DISCLAIMER

All details contained within this sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions, the Builder reserves the right to modify plans, exteriors, specifications, and products without notice or obligation. Actual usable floor space may vary from stated floor area. Any CGIs depicted are an artist's concept of the completed building and/or its interiors only. The content contained within these particulars may not be current and can change at any time without notice.





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