



{ KING EDWARD'S ROAD, LONDON, E9

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

King Edward's Road, London, E9

Asking Price **£950,000**

Leasehold

-  **3 Bedrooms**
-  **1 Bathroom**
-  **1 Reception**

Features

50 ft rear garden, Semi-Detached, Private entrance, Off street parking, 117 years on the lease, Cellar

Council Tax

Council Tax - [call for details](#)

Hamptons

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{ A BEAUTIFUL THREE BEDROOM GARDEN FLAT

The Property

A three bedroom semi-detached ground floor Victorian period conversion with direct access to a private 50 ft. rear garden. The front garden has been recently sympathetically-renovated with wrought-iron fence. The front garden also provides access for off street parking.

The property benefits from an extended modern kitchen-diner which leads out onto the private garden. The spacious reception room features high ceilings, built in bookcases, shelving, original wooden timber floors and beautifully restored original doors/sash windows offering access and idyllic views onto the garden.

The cellar provides very large amounts of storage and doubles as a laundry room.

The principle bedroom is positioned at the front of the property. The space is enhanced from the curved bay, built in wardrobes and shelves provided ample storage space.

Location

King Edward's Road is located in sought-after London

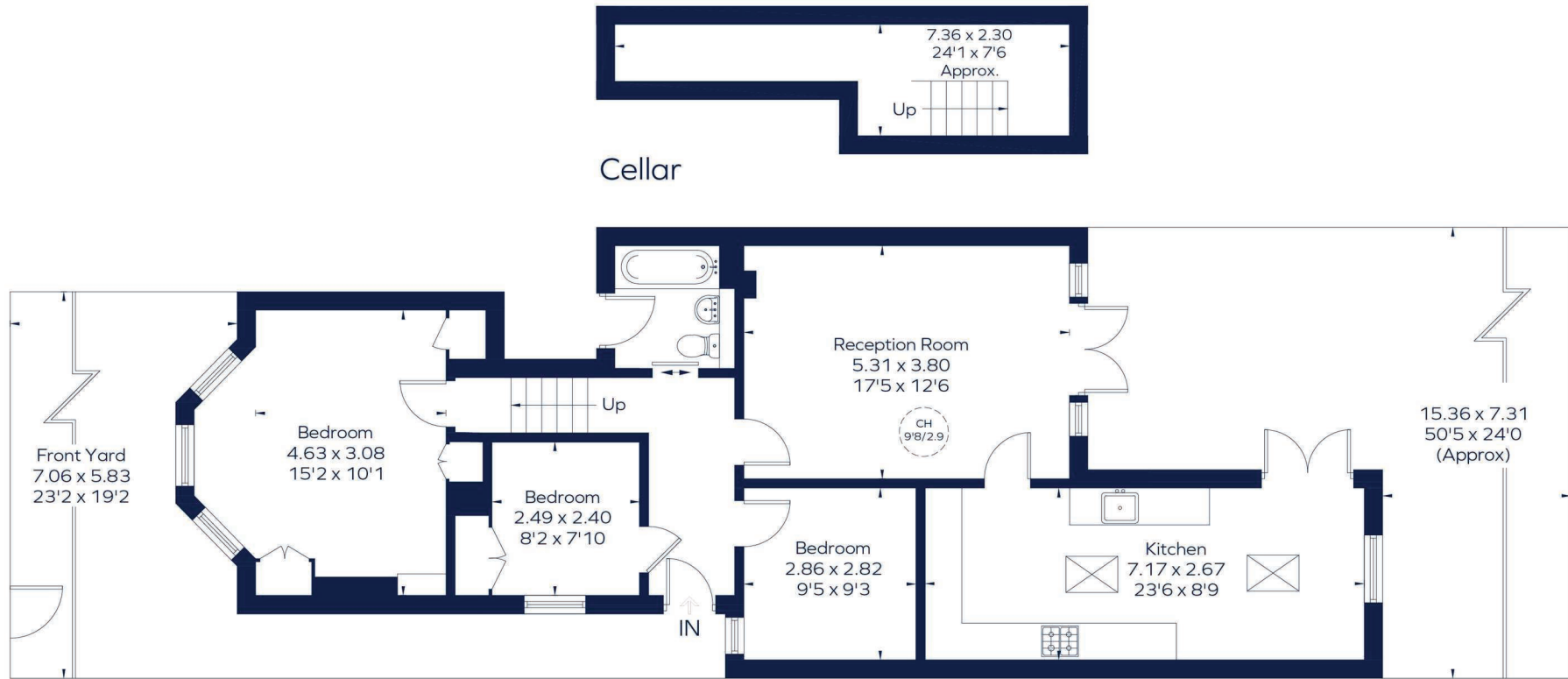
Fields, meaning amenities such as London Fields Park, Hackney Picture House, London Fields Lido, Broadway Market and the huge array of independent bars, Michelin star restaurants and cafes in the neighbourhood are all a short walk away. Victoria Park Village is also a short stroll away with its own variety of award winning bars and restaurants, as well as the immaculately kept park itself. Transport links are exceptional, with nearby London Fields and Hackney Central Overground stations offering direct links to Liverpool Street (Central, Circle, Elizabeth (Crossrail from 2018), Hammersmith & City and Overground lines, as well as TFL and National Rail), and Stratford (Central, DLR and Overground lines as well as Nation Rail), respectively.

Important Information

Lease expires	07/02/2140
Ground rent per annum	£250.00
Ground rent review date	call for details
Service charge per annum	£439.00

KING EDWARDS ROAD

Approximate Gross Internal Area = 1121 sq. ft. (104.2 sq. m.)



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
ID934944

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-94	B		
69-80	C		76
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

