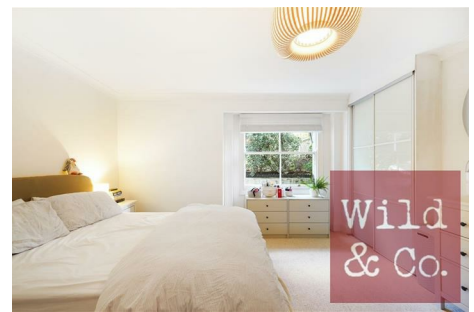


# Wild & Co.

wildandco.uk



## King Edward's Road, E9 7SF

1 Double bedroom period conversion, with rear garden. Situated on this sought after road off Mare Street, close to London Fields & Victoria Park also offering easy access to Bethnal Green Tube (Central Line). Benefiting from; large double bedroom, fitted kitchen, separate lounge with direct access to rear, fitted bathroom/WC and rear garden. Also offered chain free with SHARE OF FREEHOLD.

**Guide Price £550,000 | Leasehold - Share of Freehold**

# King Edward's Road, E9 7SF



- FITTED KITCHEN
- SHARE OF FREEHOLD
- FITTED BATHROOM
- SEPERATE LOUNGE
- HIGH CIELING AND LARGE WINDOWS
- CHAIN FREE

## Full description

Full description:

Wild & Co. are pleased to offer for sale this: 1 Double bedroom period conversion, with rear garden.

Situated on this sought after road off Mare Street, close to London Fields & Victoria Park also offering easy access to Bethnal Green Tube (Central Line).

Benefiting from;

Entrance: Via stairs to lower ground floor and own front door:

Hallway: Large lobby hallway with storage doors to large double bedroom with sash windows to front, fitted carpet, radiator x2 and fitted wardrobes.

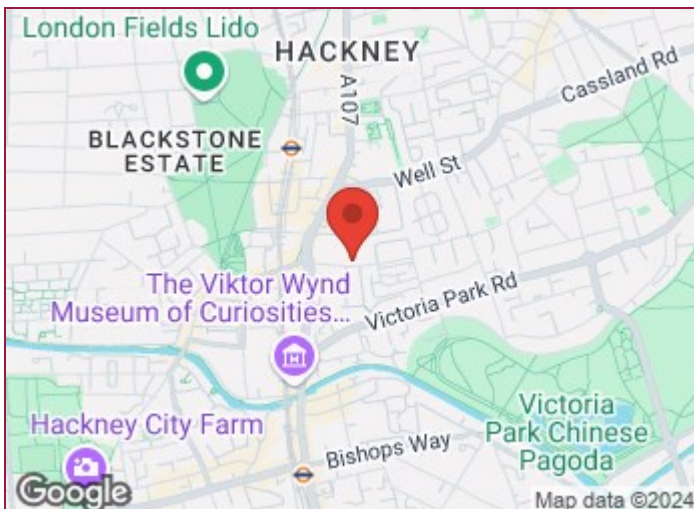
Lounge: Wooden floor boards, radiator feat fireplace, door to kitchen and doors to lead to garden.

Fitted Kitchen: Fitted kitchen with double glazed windows.

Fitted Bathroom/WC: White three piece suite comprising of side panel bath with mixer tap and shower.

Ground Floor Landing: Doors to own section of garden and bedding area.

Also offered chain free with SHARE OF FREEHOLD.



## Directions

Directly off Mare Street (A107)



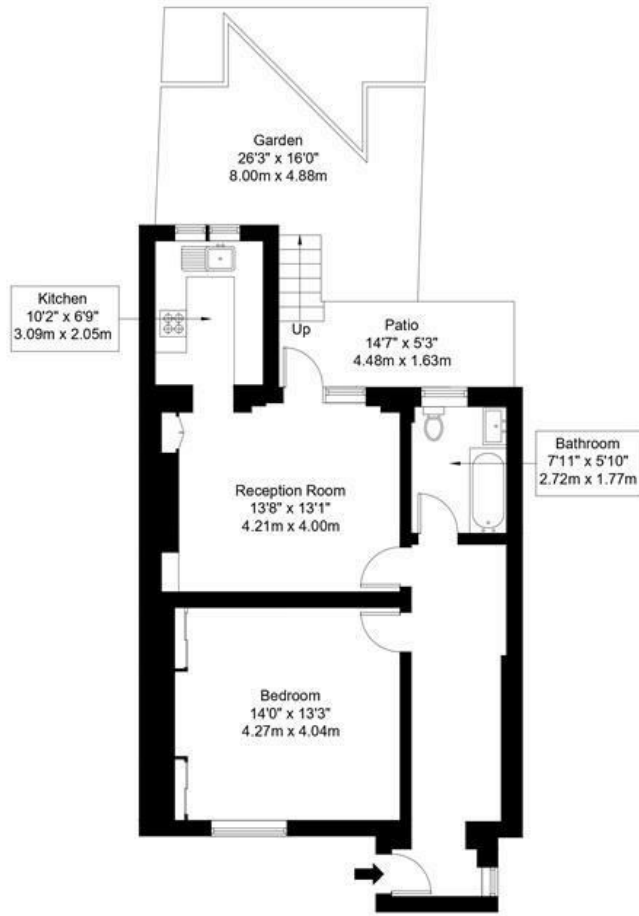
# King Edwards Road, E9 7SF

Approx Gross Internal Area = 59.72 sq m / 642 sq ft

Garden = 41.98 sq m / 451 sq ft

Patio = 6.97 sq m / 75 sq ft

Total = 108.67 sq m / 1169 sq ft



Basement

Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		53	76
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.