

# Wild & Co.

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## King Edward's Road, E9 7SF

GUIDE PRICE: £500,000 - £550,000 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.

**Offers In Excess Of £500,000 | Leasehold - Share of Freehold**

# King Edward's Road, E9 7SF



- FITTED KITCHEN
- SHARE OF FREEHOLD
- GUIDE PRICE: £500,000 - £550,000
- FITTED BATHROOM
- SEPERATE LOUNGE
- HIGH CIELING AND LARGE WINDOWS
- CHAIN FREE

## Full description

GUIDE PRICE: £500,000 - £550,000

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)





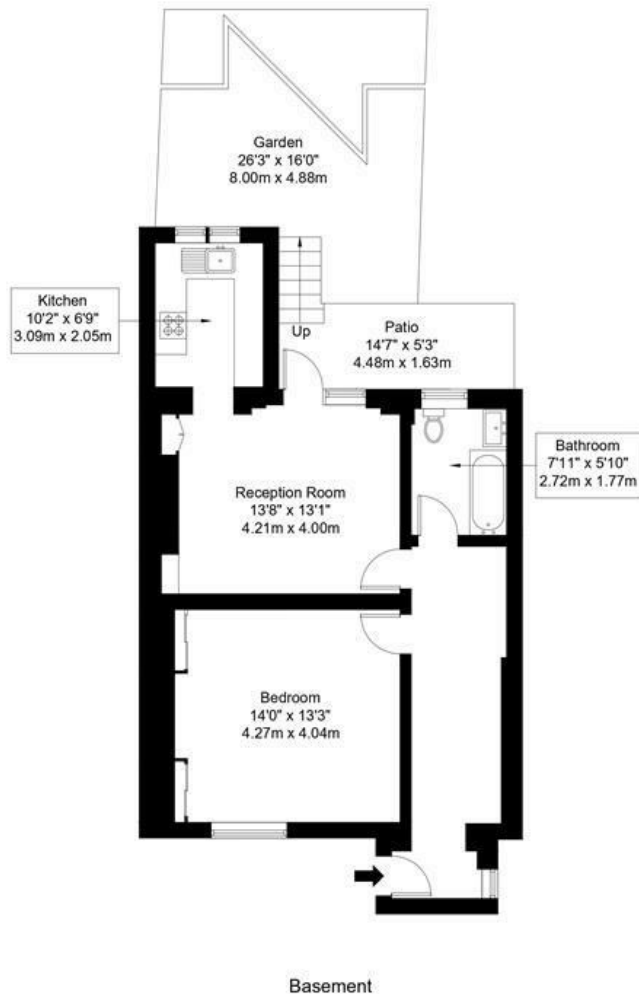
# King Edwards Road, E9 7SF

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



Ref :

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**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.

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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		
<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	

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