



Flat 111, 5 King Edward's Road, Hackney, London, E9 7SG

£620,000

- Excellently presented warehouse style apartment.
- Generous double height living area.
- Nestled between London Fields & Victoria Park.
- Within in easy reach of the City and beyond.
- First floor and boasting 610sqft of space.
- One well-sized bedroom and a separate mezzanine level.
- Surrounded by cafés, bars and restaurants.
- Offered to the market with no onward chain.

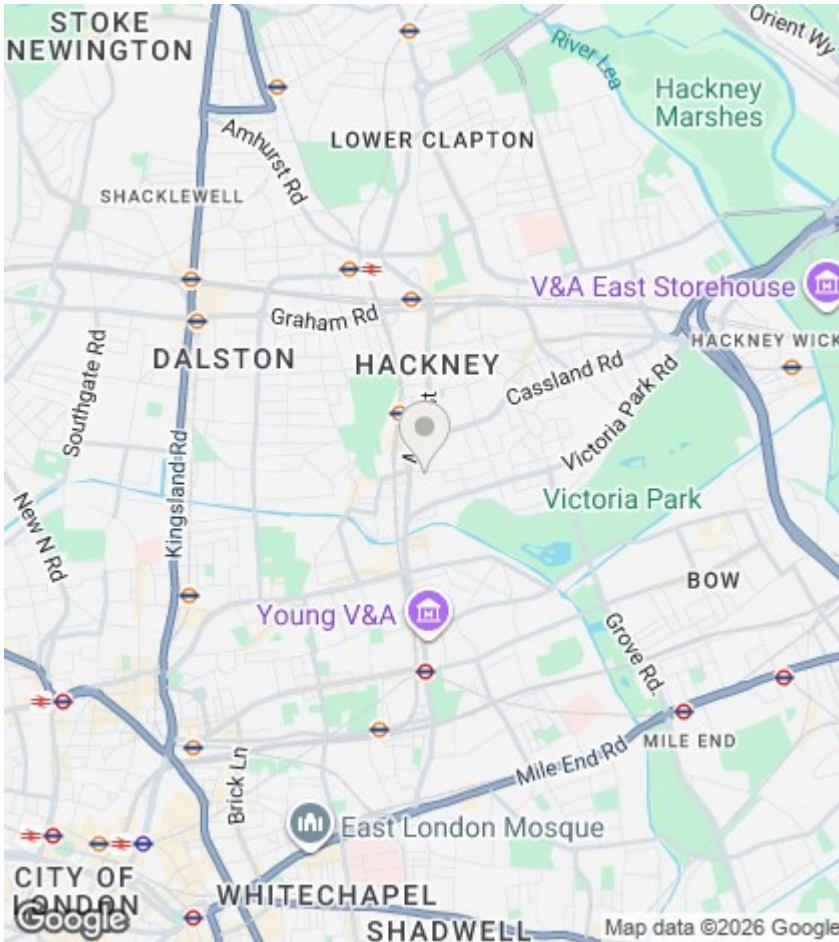
5 King Edward's Road, London E9 7SG

Nestled between London Fields and Victoria Park is this excellently presented and generously proportioned one bedroom warehouse apartment. The property, set on the first floor, boasts 610sqft (57sqm) of space and is bathed in natural light by large warehouse windows. Comprising a generous double height living area leading to a kitchen/dining space, one double bedroom, a three piece bathroom suite and a mezzanine level that works perfectly as an office or study area. Other benefits include wooden floors, feature Crittall windows, exposed brick and being offered to the market with no onward chain. The property is ideally situated for the cafés, bars and restaurants of Broadway Market and Victoria Park Village, amongst numerous other local amenities, whilst the transport links of London Fields, Hackney Central and Bethnal Green are a short walk away.



Council Tax Band: D





Directions

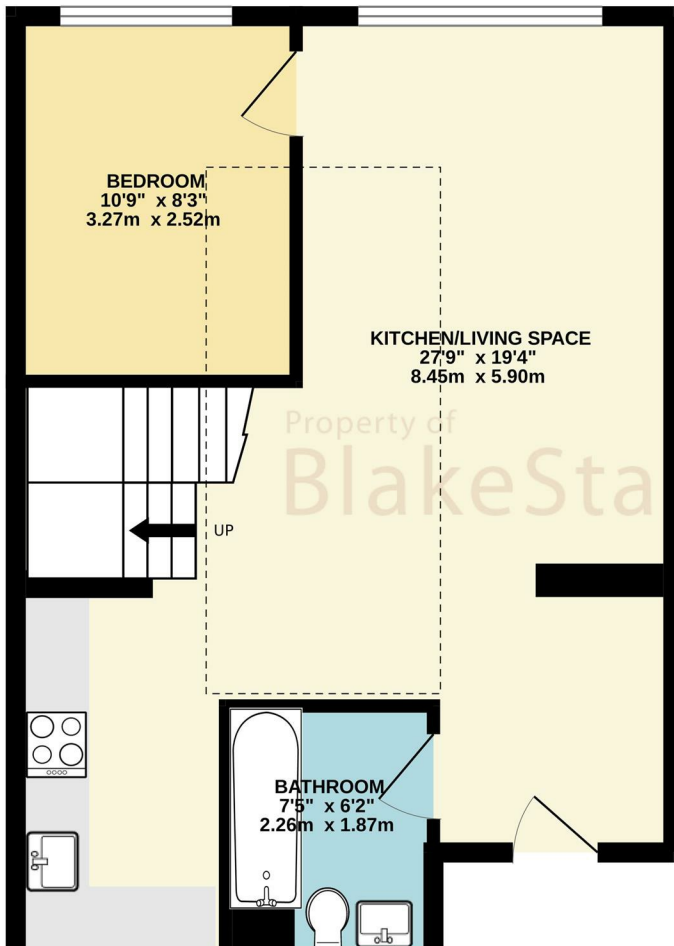
Viewings

Viewings by arrangement only. Call 020 7254 7554 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MEZZANINE AREA
105 sq.ft. (9.8 sq.m.) approx.

