

King Edward's Road, E9



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.

£620,000
Leasehold

KEY FEATURES

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

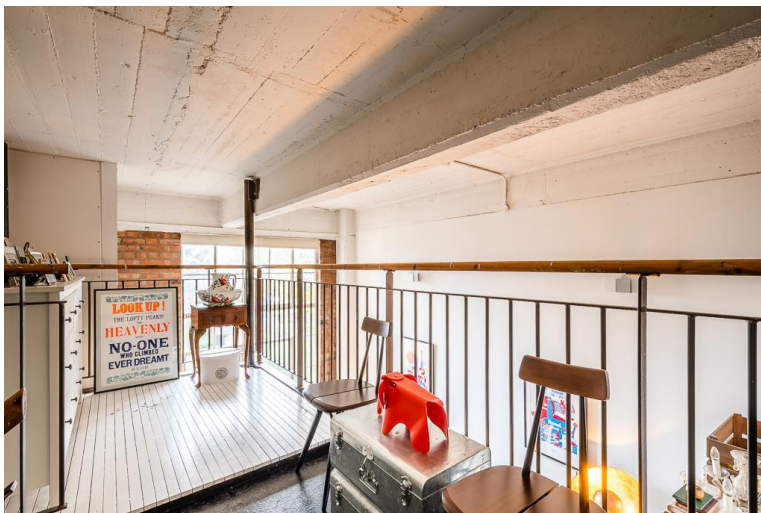
ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

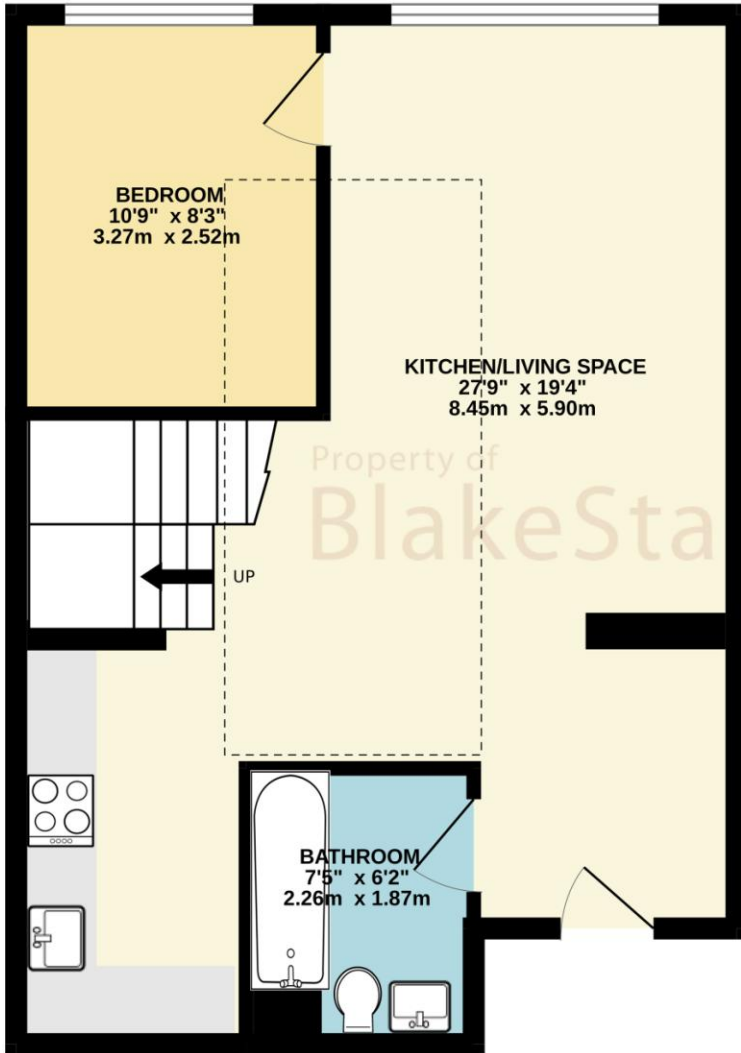
ADDITIONAL INFORMATION

TENURE:	Leasehold – 97 years	(Advised by Vendor)
SERVICE CHARGE:	TBC	(Advised by Vendor)
GROUND RENT:	£100 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,773.29	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

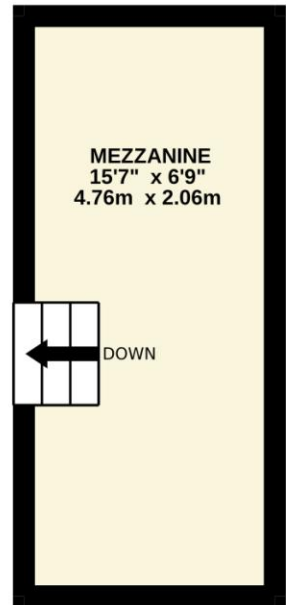
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.



FIRST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



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



TOTAL FLOOR AREA : 610 sq.ft. (56.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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