

AUCOOT



ADDRESS

King Edward's Road, London E9

PRICE

£675,000

DESIGNER

Will Smith

INFORMATION

This industrial style, one-bedroom live / work ground floor apartment is set over two levels in one of Hackney's most sought after warehouse conversions. Extensively refurbished by an architectural designer, great outside space, secure parking and a fantastic location make this a fine example of loft living where materials like exposed brick, raw concrete and an engineered oak wood floor combine seamlessly.

The first thing you notice as you walk into the apartment is the striking double height ceilings and the huge windows that flood the space with natural light. The large open-plan ground floor is naturally subdivided into a conventional living area, dining room, bathroom and kitchen, with its beautiful bespoke shelving and cabinets made from melamine faced plywood. A sliding door gives access to the large terrace, which offers an extension of the living space in warmer months, perfect for entertaining or simply a quiet spot for the Sunday morning papers. Upstairs on the mezzanine level the bedroom looks out over the leafy back gardens of King Edwards Road, and there is also a separate study area and plenty of storage.

Built in 1922 the building was originally home to the Horne Brothers Tailors and Outfitters. It was converted in to live / work units c1999. The apartment is located between the beautiful green spaces of London Fields and Victoria Park. Broadway Market is a short walk away with its vibrant coffee shops, restaurants, pubs and cafes. And Columbia Road flower market, Victoria Park Village and Wilton Way are all easy to reach by foot. A walk to the Regents Canal will take you just over five minutes (approx). Reach it by bike and you could cycle east into the heart of Hackney Wick and the Queen Elizabeth Olympic Park or Islington, Kings Cross and beyond in the other direction. The nearest stations are London Fields and Cambridge Heath, with regular trains straight into Liverpool Street and Bethnal Green tube station is a 15min (0.8m) walk.

LEASE LENGTH

109 years

SERVICE CHARGE

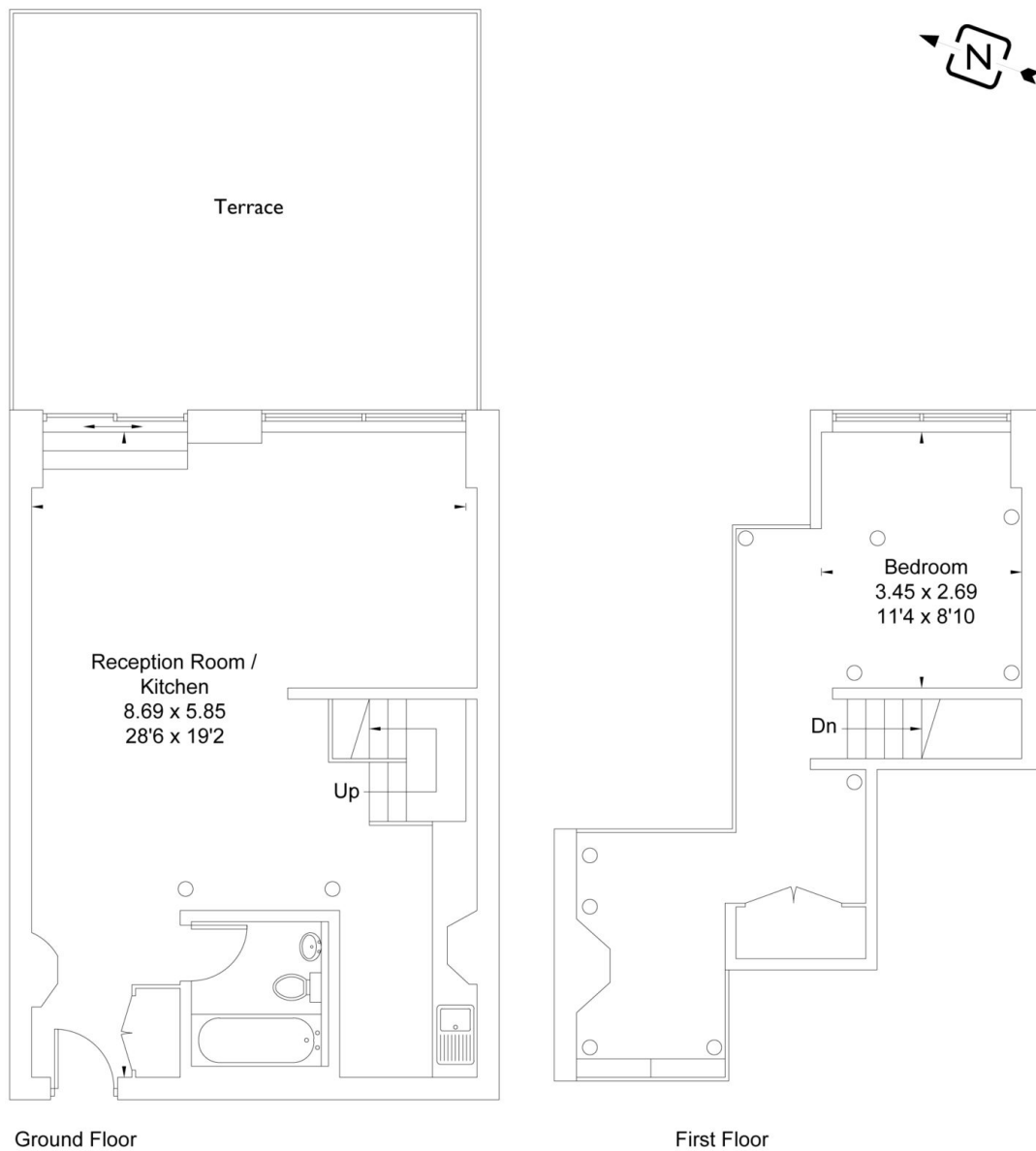
£1980pa (approx)

EPC

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Ground Floor

First Floor

King Edwards Road, London E9

Approximate Gross Internal Area = 79.6 sq m / 857 sq ft
 Illustration for identification purposes only. Not to scale Ref: 174704

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