

Easthaus



-  — Offers In Excess of £900,000
-  — Apartment
-  — 3 Bedrooms
-  — 2 Bathrooms
-  — Circa 1030 sqft

King Edward's Road, E9

Enviably positioned between London Fields and Victoria Park, and offered with a share of freehold and no onward chain: A rare opportunity to acquire a substantial three-bedroom, two-bathroom apartment spanning over 1,030 sq ft, complete with its own private entrance and a truly exceptional south-facing garden. Occupying the lower ground floor of a grand Victorian terrace, this home balances period proportions with a layout designed for modern living.



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The heart of the home is the large reception room, where dark wood flooring meets white walls and integrated shelving. The set back kitchen-diner is a functional design, featuring muted blue shaker-style cabinetry, solid wood countertops, and space for a dining table. French doors frame the view of the patio, drawing the outside in. The south-facing garden is a genuine urban rarity: Extending significantly further than most in the area, the space is split between a patio—ideal for alfresco morning coffees—and a raised lawn area. Surrounded by mature greenery and overlooking the architecture of the nearby church, it provides a private, tranquil backdrop with ample scope for a garden room (subject to the usual consents).

The primary bedroom is a peaceful retreat at the rear of the apartment with plenty of space for storage and benefitting from an en-suite shower room, while the second and third bedrooms offer the versatility required for a growing family or a dedicated, home office and guest bedroom. There is a further bathroom featuring classic tiling and contemporary fixtures.

The Area

Just a short stroll from London Fields and Victoria Park - two of East London's most loved green spaces - you will find Broadway Market and the heated 50m pool at London Fields Lido, as well as Victoria Park Village all within easy reach.

London Fields Overground and Bethnal Green tube (Central Line) are both nearby, plus a well-connected network of bus and cycle routes.

Easthaus area favourites include:

Mare Street Market - a multi-functional space of pop ups, communal seating, drinks and food.

Studio Anatomy - A beautiful space, offering functional fitness classes, reformer pilates and infrared saunas at the top of King Edward's Road.

E5 Bakehouse - well known eat-in bakery and cafe in London Fields.

Wonton Charlies - based in the arches by London Fields, offering a small but delicious menu of Cantonese wonton noodle soup.

Rocket Gallery - for contemporary art, design and books. Pophams - an artisanal bakery in Victoria Park village, serving up moreish pastries and flat whites.

The Empress - great for Sunday roasts and casual dining. Netil Market - delicious street food, Paulies Bagels is a particular highlight!

Details

Tenure: Share of Freehold with a leasehold of circa 996 years remaining.

Service Charges: circa £2,286.50 pa

Local Authority: Hackney

Council Tax: Band D

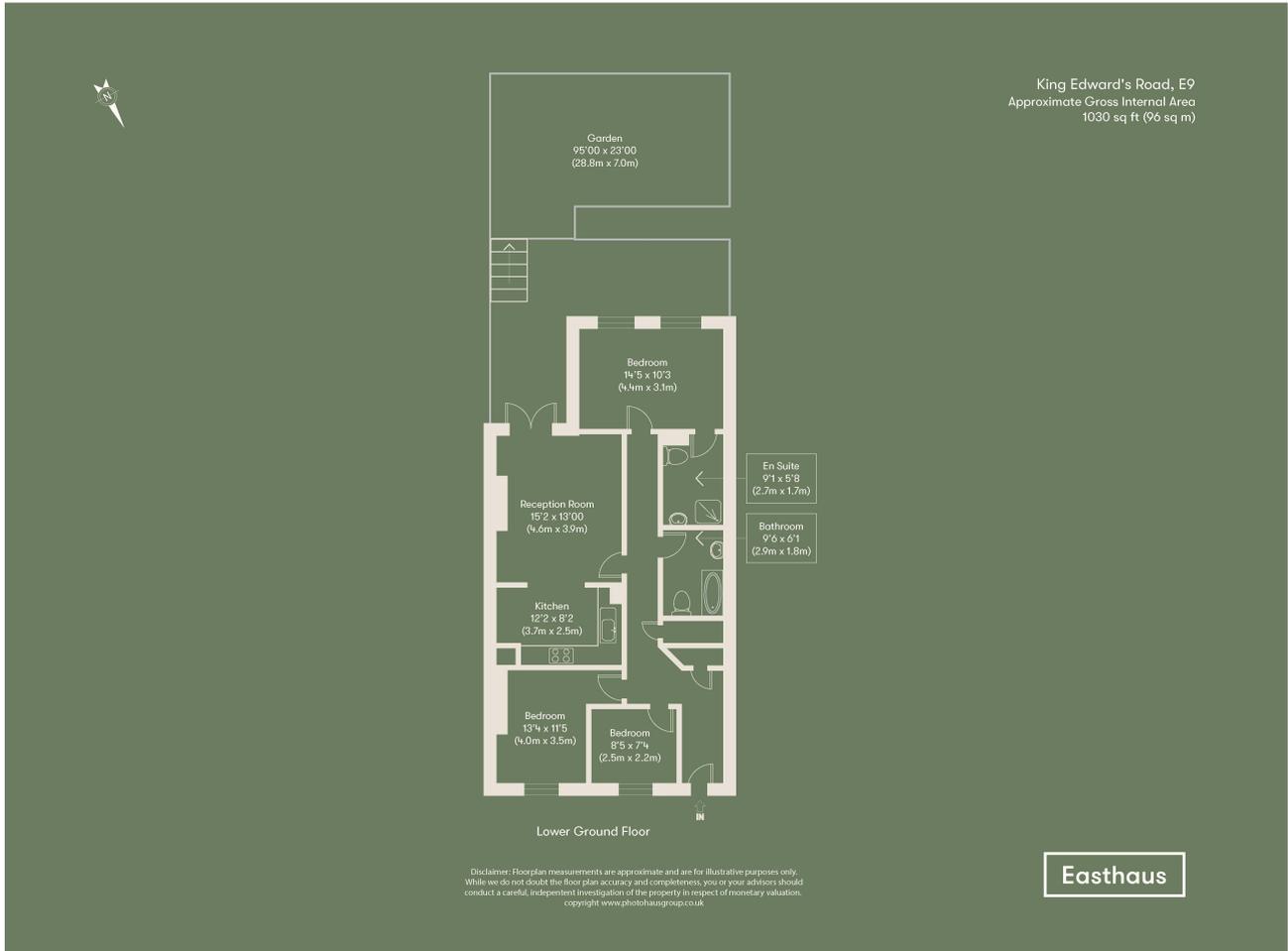
EPC: Band C



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