



LOVE LIVING  
HACKNEY



19B King Edward's Road, London, E9 7SF

Offers in excess of £575,000









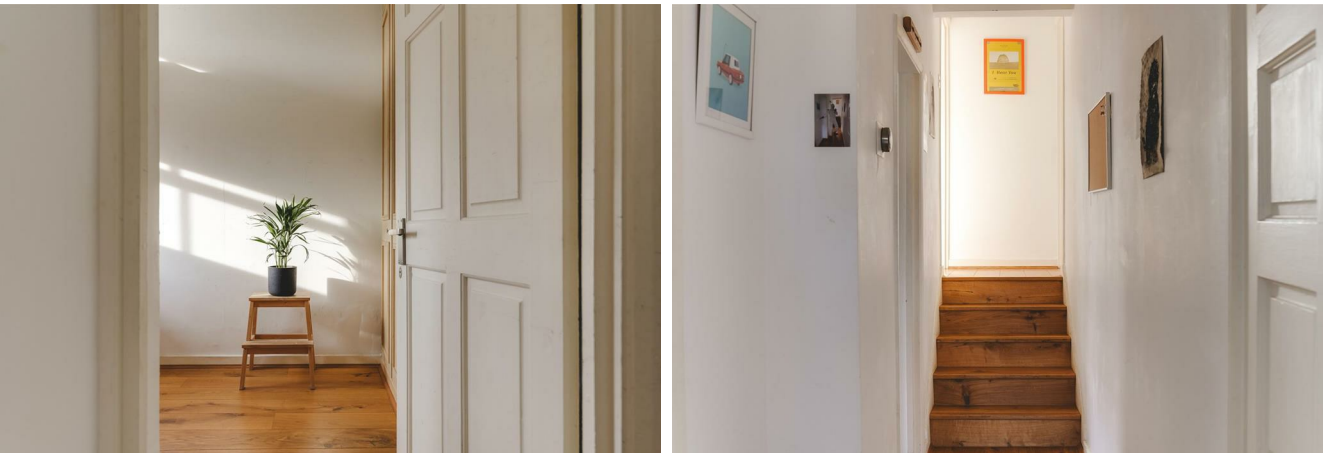
# 19B King Edward's Road

London, E9 7SF

- Period conversion
- Close to Victoria Park and London Fields
- Popular location
- Sash windows
- Two bedrooms
- Ideal for first time buyers

## The Home –

This charming 2-bedroom, 1-bathroom Victorian period conversion on King Edward Road combines timeless style with modern convenience. The neutral interior, sash windows, and abundance of natural light make this home feel airy, yet undeniably cosy. Each room is thoughtfully designed to offer comfort and functionality, while the efficient layout ensures everything is within reach. One of the standout features of the home is the very large attic space, accessible from within. The attic spans across both bedrooms, offering excellent potential for storage. On King Edwards Road you're just a short stroll from the lush green spaces of London Fields, Victoria Park and Well Street Common. Transport links are superb, with Hackney Central and Hackney Downs offering Overground services to Stratford, Highbury & Islington, and Liverpool Street. Bethnal Green Underground Station is also easily accessible, connecting you to Central London in minutes.



## The Indoors

Upon entering, you're greeted by the living area, a spacious and welcoming hub. The Staki oak engineered flooring underfoot adds warmth and sophistication, with the option to re-sand many times over the years, while the placement of two large windows ensures a flood of natural light throughout the day. There's plenty of room for a sofa, dining and TV setup. The space exudes an effortless balance of comfort and functionality.

Adjacent to the living area, the kitchen continues the theme of practicality and charm. Wooden countertops compliment the space beautifully, while a sash window bathe the room in light. Designed with efficiency in mind, the kitchen offers everything within easy reach, including an oven, cooker, and ample space for a fridge-freezer and washing machine. Storage options abound, providing plenty of room for all your utensils and cutlery.

The main bedroom is a haven of peace and comfort. a bay sash window brings in light in abundance, while the flooring ties the space together with a classic, cosy feel. There's ample room for a double bed and fitted wardrobes, making it both practical and inviting. The overall aura here is one of tranquillity.

The second bedroom is another light-filled space with sash window with excellent light. It offers ample room for a fitted wardrobe and raised double bed, but its versatility makes it equally suitable as a study or workspace. This room is a blank canvas, ready to adapt to your needs, whether for productivity or rest.

The bathroom, like the rest of the home, blends efficiency with charm. Featuring a bath with a shower head, The natural light streaming through the window is particularly appreciated, whether you're enjoying a hot bath or simply ventilating the room. This feature enhances the bathroom's usability, creating a space that feels fresh and inviting with all the necessary fixtures for modern living.

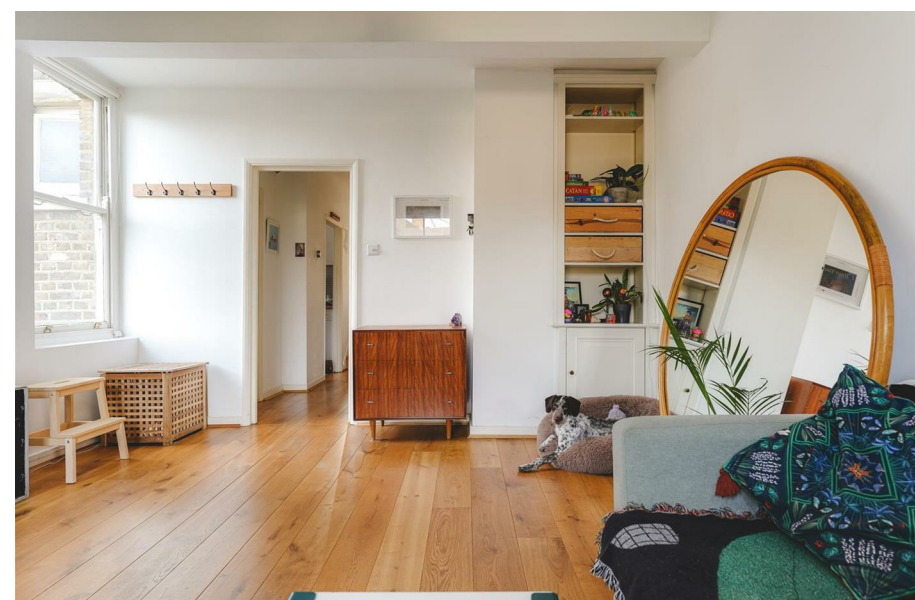
## Loving The Location



The home on King Edward road is close to the popular green spaces of London Fields, Well Street Common and Victoria Park. There are numerous amazing restaurants locally, notably Lardo on Richmond Road, the renowned Angelinas on Dalston Lane, Elliots and Bright on Mare Street, plus Pidgin and Violet on Wilton Way. Weekly markets take place at Victoria Park, Well Street and Broadway Market has a reputation for some excellent places to eat and drink; it also hosts a food market on Saturdays. The E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters. Broadway Market itself has a huge array of cafes, pubs, and restaurants to enjoy and on Saturdays it comes alive with the Market that brings wonderful food options and Vinyl, clothing stalls aplenty. London Fields is a short walk away and nestled in the middle is the famous London Fields Lido.

London Fields Overground Station is moments away, whilst Hackney Central station is also close by, both offering easy access into the City and West End.

Hackney Central runs direct services to Stratford and Highbury & Islington on the London Overground. Bethnal Green Underground Station, easily accessible by bus, has excellent links to central London via the Central Line.







Floor Plans



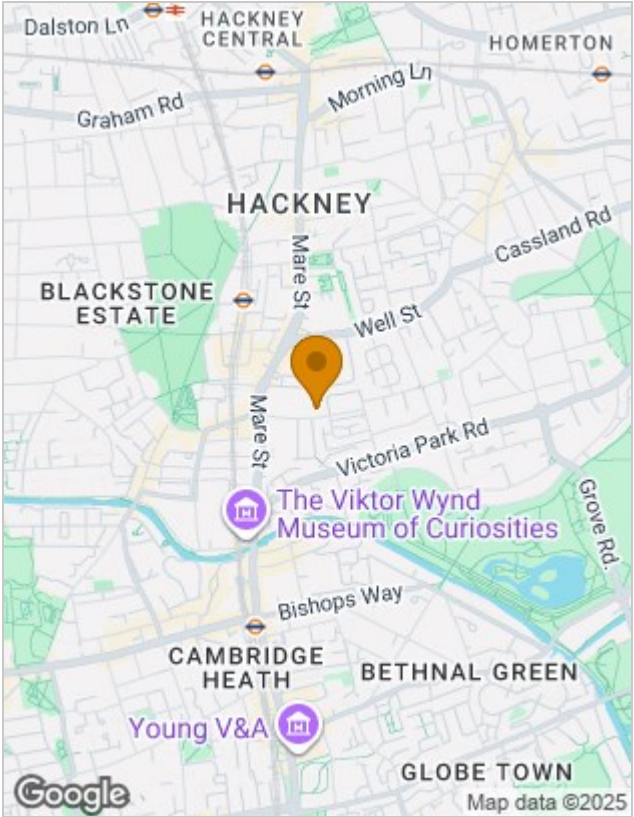
Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

