



## King Edward's Road E9

Leasehold  
1 Bed 1 Bath  
772 sqft (approx.)

Set within a striking former clothing manufacturer factory building on King Edward's Road, this unique live/work first-floor apartment spans approximately 772 sqft and offers a bold blend of industrial character and modern upgrades, including underfloor heating. An added bonus is the secure, designated underground parking space – a rare find in this part of town.

- Live/Work
- Close to London Fields
- Converted Factory

# The Bespoke Agent™



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The centrepiece of the space is its dramatic double-height living area, framed by two enormous factory windows that flood the apartment with natural light throughout the day. Clean lines and generous proportions create an airy, open-plan feel, while a clever mezzanine level provides a tucked-away bedroom space above.

Recently refurbished, the kitchen and bathroom were fitted within the last 6 months and bring a crisp, contemporary finish to the home. The kitchen is stylish yet practical, with integrated appliances including a SMEG dishwasher and sleek cabinetry, while the bathroom features modern tiling and clean finishes.

Set just off London Fields, King Edward's Road offers the best of East London living – a quiet, tree-lined street moments from Broadway Market, the Lido, and the park. Surrounded by converted warehouses and period homes, the area is known for its creative energy, independent shops, and laid-back cafés. Excellent transport links via London Fields Overground make access to the City quick and easy.

**Tenure:** Leasehold

**Lease Length:** 97 years and 4 months

**Service Charge:** £3,474 per annum (approx.)

**Ground Rent:** £200 per annum (approx.)

**Parking:** Off Street Parking

**Local Authority:** Hackney Council

**Council Tax Band:** D

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## 5 King Edwards Road, E9

Approximate Gross Internal Area  
(Excluding Atrium Void / Reduced Headroom)

First Floor = 518 sq ft / 48.1 sq m

Mezzanine = 249 sq ft / 23.1 sq m

Reduced Headroom = 5 sq ft / 0.5 sq m

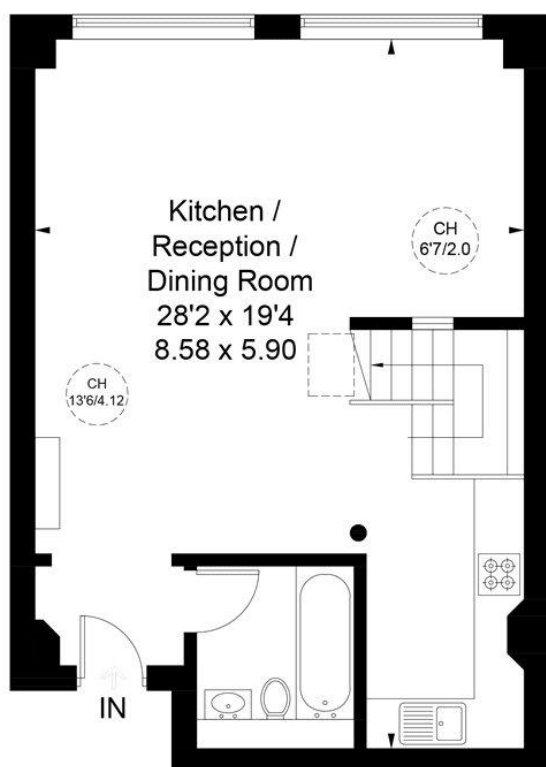
Total = 772 sq ft / 71.7 sq m



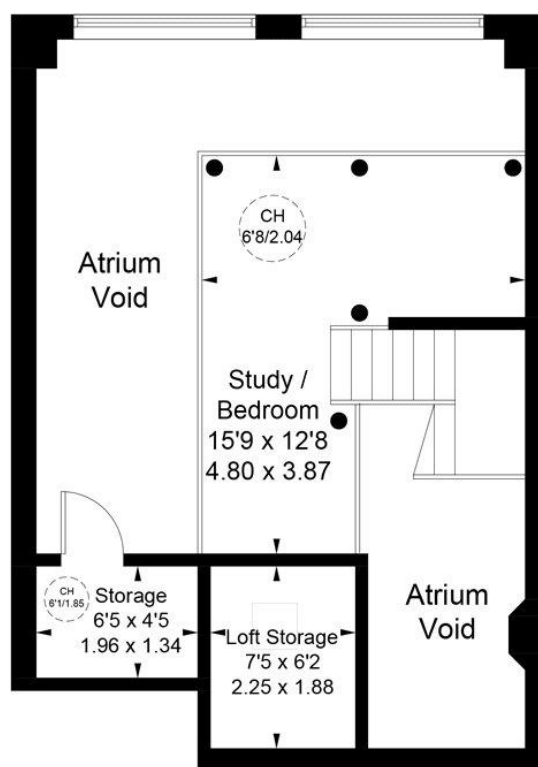
= Reduced headroom below 1.5m / 5'0"



CH = Ceiling Height



First Floor



Mezzanine

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1202948)