
King Edwards

Hackney, London E9

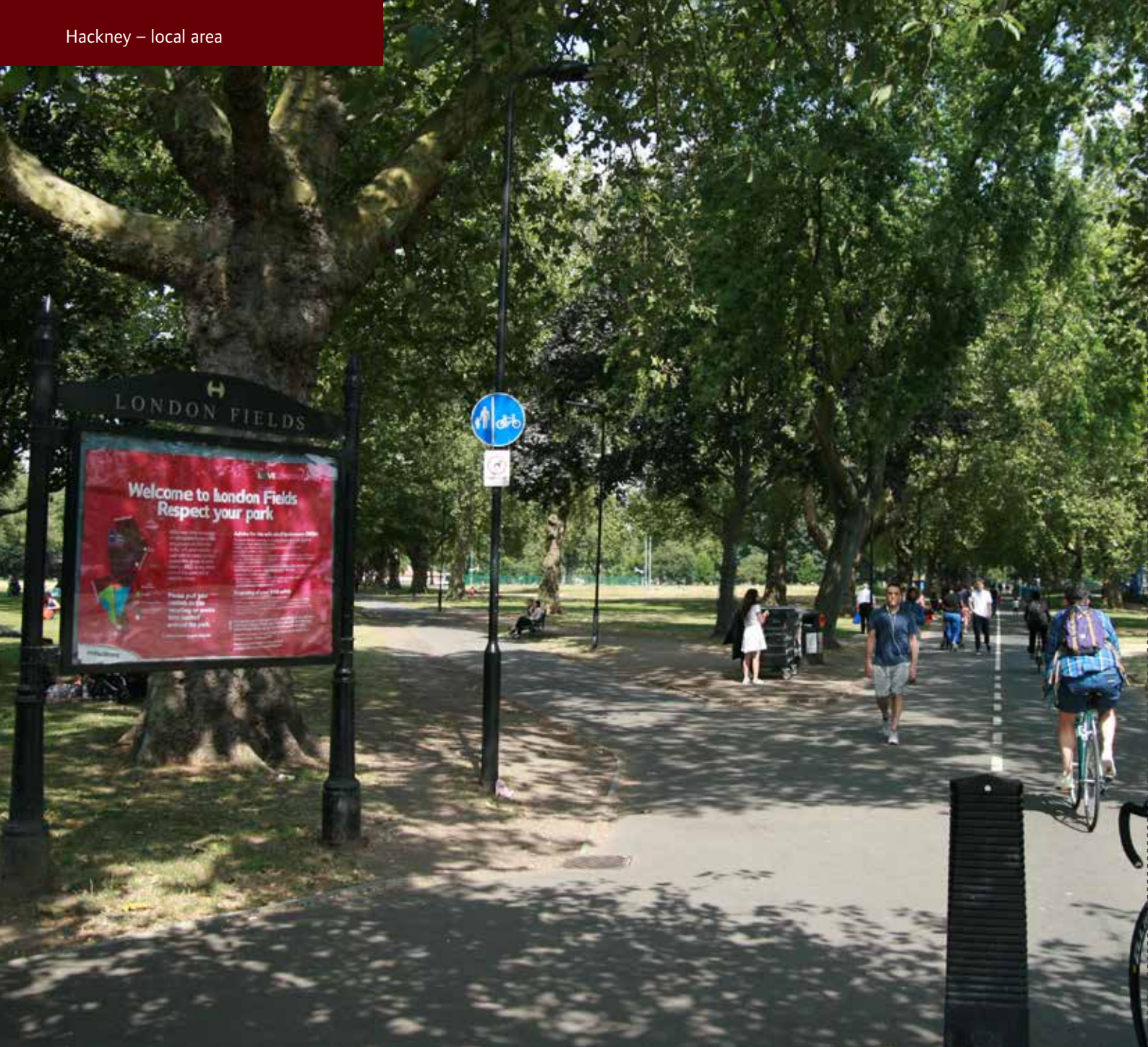
King Edwards

King Edwards Road, Hackney, London E9 7SL
1, 2 & 3 bedroom apartments and 2 & 3 bedroom duplexes

020 8986 2698

Felicity J. Lord

HACKNEY



A new home and a new lifestyle

Within the vibrant London postcode of E9 7SL, King Edwards is an exciting new development of luxurious apartments, located on King Edward's Road, close to Hackney's diverse shopping, leisure and entertainment hub.

In contrast to the local urban landscape, King Edwards is just a short walk from the green open space of London Fields and Victoria Park and is only 2 miles from the City.

Offering a choice of 1, 2 and 3 bedroom apartments, plus 3 and 4 bedroom duplexes, all the properties enjoy designer kitchens and bathrooms, high quality fittings throughout, state-of-the-art wiring for connectivity and the peace of mind that's synonymous with a Linden home.

King Edward's Road is well located just off Mare Street, from where, within a few

minutes walk, you'll find a diverse range of local shops, pubs, restaurants and cafés. Less than a mile north on Mare Street and the heart of Hackney Central adds big name retailers such as Marks & Spencer and Tesco. South of London Fields, you'll find Broadway Market, one of London's most fashionable and successful local markets.



A great location

For lovers of theatre, dance, cinema, art or live music, there's a host of venues within the area, including the famous Hackney Empire, just over half a mile away. A vast range of bars, pubs, cafés and clubs are also easily accessible. There are several sport and leisure centres nearby and many places for walking, jogging or cycling, including the Regent's Canal towpath, London Fields, with its outdoor lido for swimming, and Victoria Park.

With the City, West End and Docklands so easy to reach, living at King Edwards provides

huge opportunities for work and leisure. The nearest train station is London Fields, from where Liverpool Street and the Underground network can be reached in 10 minutes. Hackney Central is just 0.8 miles away, with Overground services running east to Stratford, for direct links to the Underground and Docklands Light Railway, and west to Richmond. Bus services are excellent from nearby Mare Street with regular routes operating to all parts of London.

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: Transport For London).

- 0.2** MILES TO A107 MARE STREET & NEAREST BUS STOP
- 0.4** MILES TO LONDON FIELDS RAIL STATION
- 10** MINUTES BY TRAIN TO LIVERPOOL STREET STATION
- 0.4** MILES TO REGENT'S CANAL
- 0.8** MILES TO HACKNEY CENTRAL LONDON OVERGROUND STATION
- 10** MINUTES BY TRAIN TO STRATFORD



King Edwards

Hackney, London E9

- | | | | |
|-------------------------------------|---------------------------------------|---------------------------------------|---|
| 1 LONDON FIELDS RAIL STATION | 4 LONDON FIELDS FITNESS STUDIO | 7 SPACE VISUAL ARTS | 10 THE VIKTOR WYND MUSEUM OF CURIOSITIES |
| 2 LONDON FIELDS | 5 THE BREWHOUSE VENUE | 8 LONDON FIELDS PRIMARY SCHOOL | 11 REGENT'S CANAL |
| 3 TIME RUN LONDON | 6 WELL STREET SURGERY | 9 BROADWAY MARKET | 12 VICTORIA PARK |

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	1 bedroom apartment	2 bedroom apartment	3 bedroom apartment	2 bedroom duplex apartment	3 bedroom duplex apartment
Kitchen					
Symphony kitchen units	•	•	•	•	•
Symphony 40mm premium worktops and upstand	•	•	•	•	•
Single bowl stainless steel sink with chrome mixer tap	•	•	•	•	•
Zanussi stainless steel single oven and 60cm hob	•	•	•	•	•
Integrated extractor hood and stainless steel splashback	•	•	•	•	•
Bathroom, cloakroom & en-suites					
Contemporary white sanitaryware with chrome accessories	•	•	•	•	•
WC with soft close lid	•	•	•	•	•
Wall mounted thermostatic shower over bath with clear glass shower screen	•	•		•	
Half height tiling to walls where sanitaryware is fitted, full height around bath	•	•		•	
Half height tiling to walls where sanitaryware is fitted, 450mm height around bath			•		•
Wall mounted thermostatic shower with clear glass enclosure to en-suite			•		•
Full height wall tiling to shower area			•		•
Splashback tiling to basins in cloakroom				•	•
White ladder towel rail to bathroom	•	•	•	•	•
White ladder towel rail to en-suite			•		•
Electrical & lighting					
Low energy tracklight fitting to kitchen area	•	•	•	•	•
Low energy downlighters to bathroom	•	•	•	•	•
Low energy downlighters to en-suite			•		•
Low energy pendant lighting elsewhere	•	•	•	•	•
Telephone point to living room	•	•	•	•	•
Sky & TV outlet to living room and bedroom	•	•	•	•	•
Mains powered smoke alarm and carbon monoxide detector	•	•	•	•	•
Audio entry phone system to wall-mounted handset*	•	•	•	•	•
Internal finishes					
White ladder moulded internal doors with satin chrome ironmongery	•	•	•	•	•
Brilliant white matt emulsion walls and ceilings	•	•	•	•	•
White gloss woodwork	•	•	•	•	•
Heating					
Heating system feeding compact radiators with thermostatic valves	•	•	•	•	•
General					
Composite timber & aluminium grey windows with energy efficient sealed units	•	•	•	•	•
Ground floor patio or first floor balcony	•	•	•		
Terrace					•
Roof terrace				•	

*Not applicable to homes 17 & 18.

Peace of mind Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

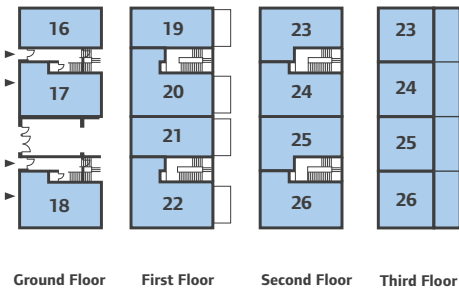
King Edwards

Hackney, London E9

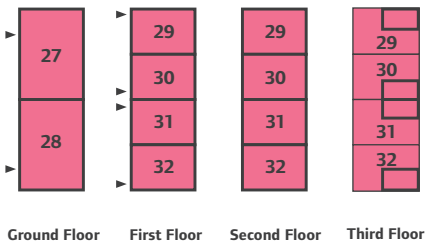
Development layout



York Place



Tudor Court



- **York Place**
1, 2 & 3 bedroom homes
- **Tudor Court**
2 & 3 bedroom homes
- * Affordable Housing**



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Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details.

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—
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Hackney, London E9
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York Place

1 bedroom apartment

Home 16



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HACKNEY

King Edwards

Hackney, London E9

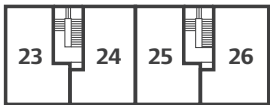
York Place

1 bedroom apartment

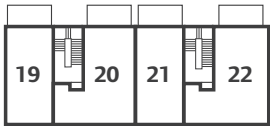
Home 16



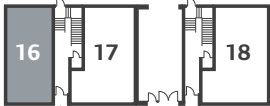
Third Floor



Second Floor



First Floor



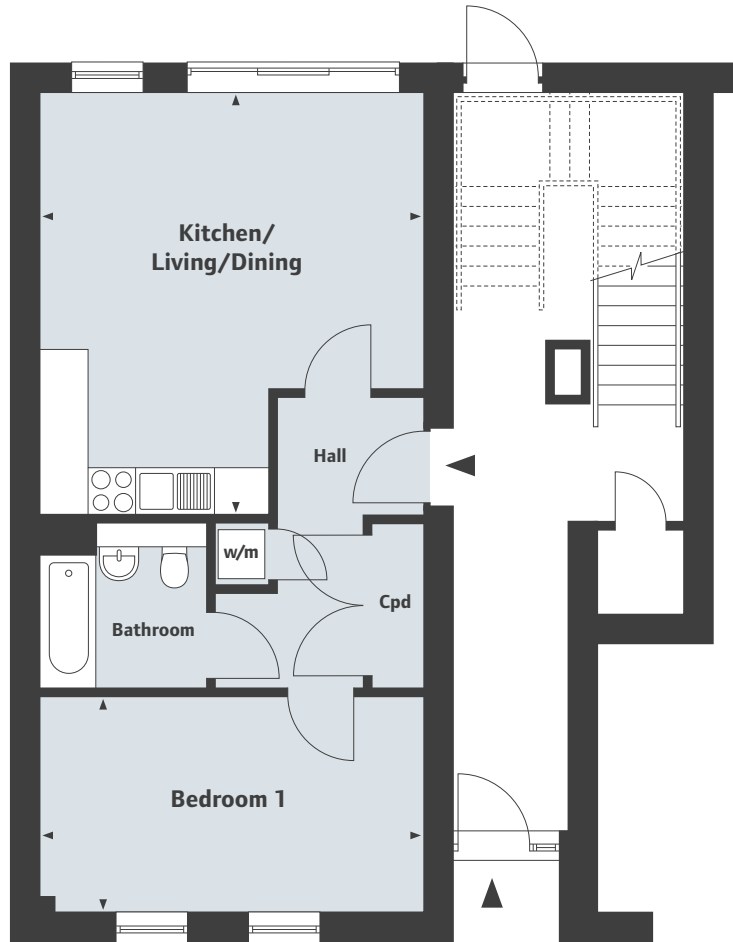
Ground Floor

Kitchen/Living/Dining
5.34 x 4.85m 17'6" x 15'11"

Bedroom 1
4.85 x 2.73m 15'11" x 8'11"

Gross Internal Area 50.7 sq m 546 sq ft

w/m = washing machine



Ground Floor

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—
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Hackney, London E9
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York Place

2 bedroom apartment

Home 17



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King Edwards

Hackney, London E9

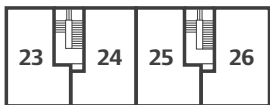
York Place

2 bedroom apartment

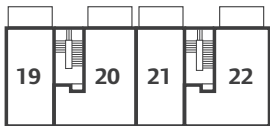
Home 17



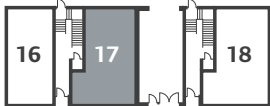
Third Floor



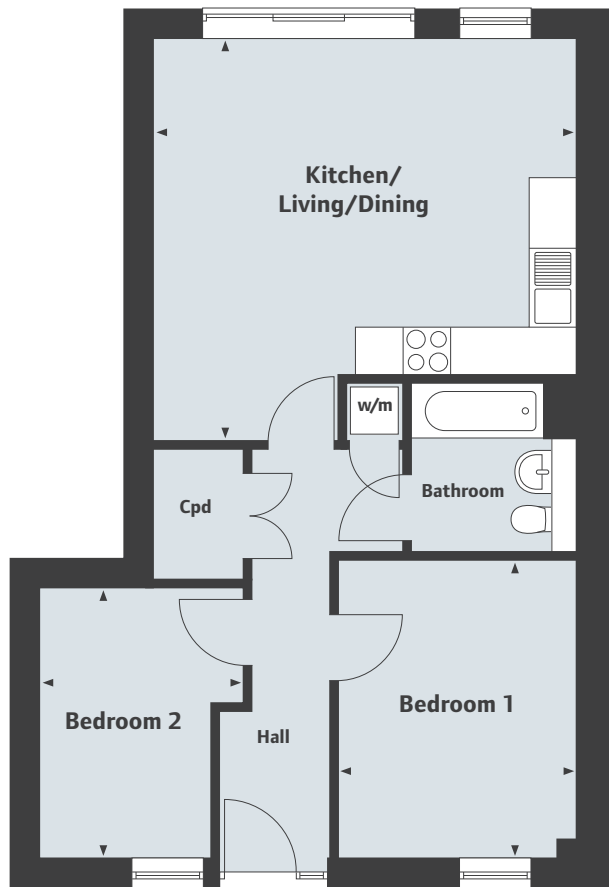
Second Floor



First Floor



Ground Floor



Ground Floor

Kitchen/Living/Dining

5.36 x 5.09m 17'7" x 16'8"

Bedroom 1

3.78 x 3.01m 12'5" x 9'10"

Bedroom 2

3.42 x 2.57m 11'3" x 8'5"

Gross Internal Area 61 sq m 657 sq ft

w/m = washing machine

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—
King Edwards
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Hackney, London E9

York Place
2 bedroom apartment
Home 18



King Edwards

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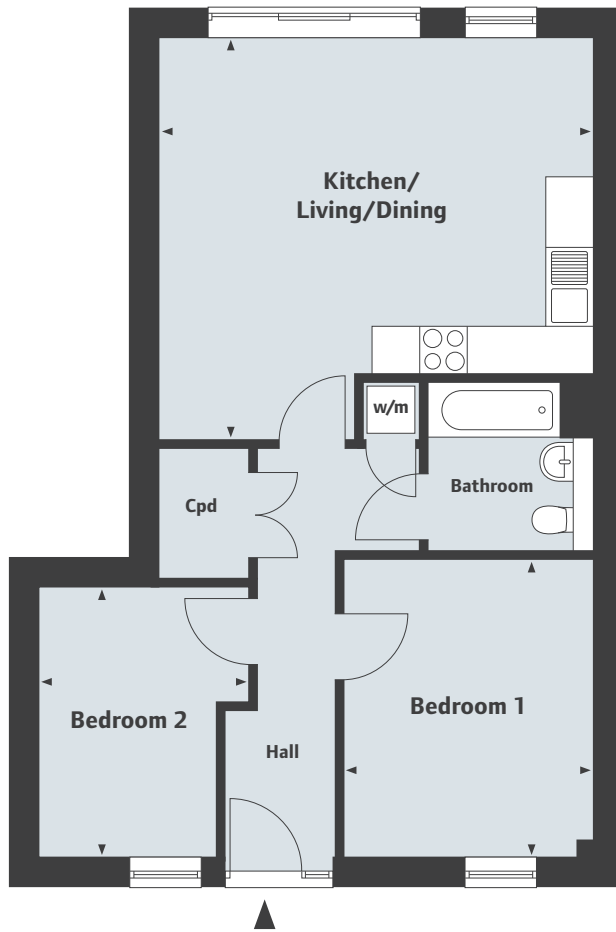
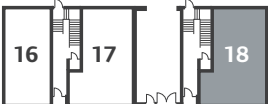
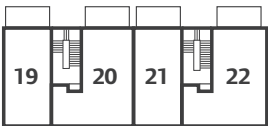
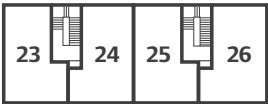
King Edwards

Hackney, London E9

York Place

2 bedroom apartment

Home 18



Ground Floor

Kitchen/Living/Dining

5.60 x 5.09m 18'4" x 16'8"

Bedroom 1

3.78 x 3.15m 12'5" x 10'4"

Bedroom 2

3.42 x 2.66m 11'3" x 8'9"

Gross Internal Area 63.4 sq m 682 sq ft

w/m = washing machine

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—
King Edwards

Hackney, London E9
—

York Place

1 bedroom apartment

Home 19



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HACKNEY

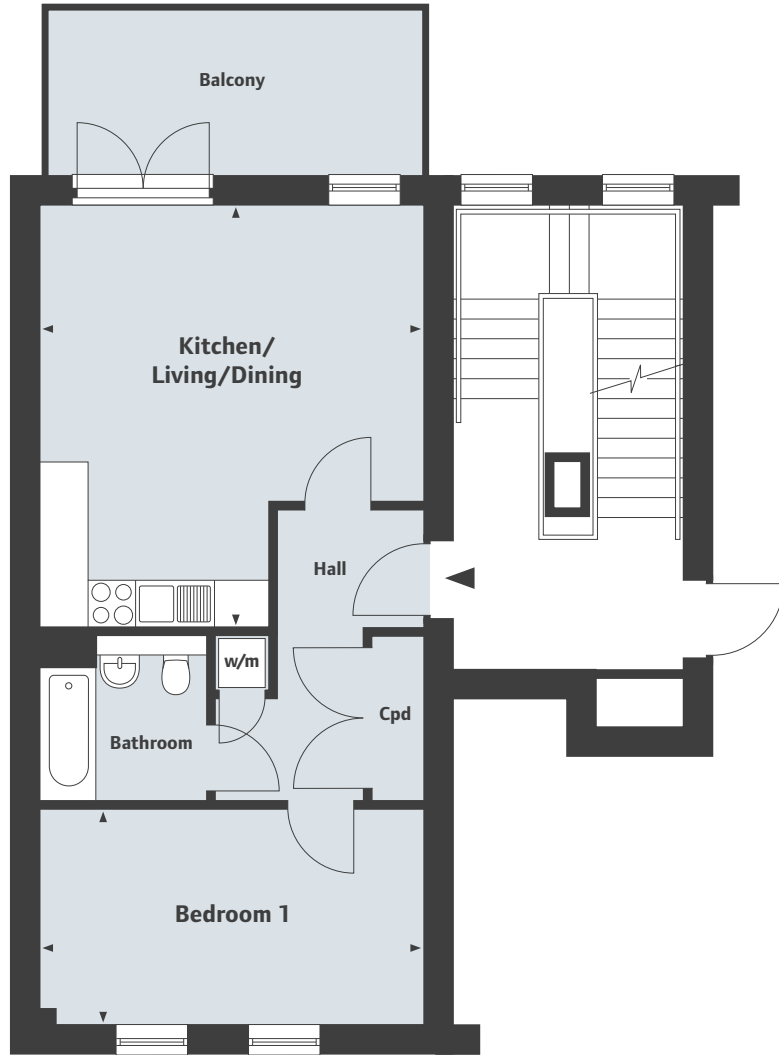
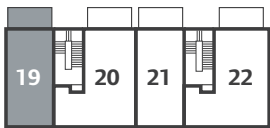
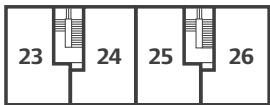
King Edwards

Hackney, London E9

York Place

1 bedroom apartment

Home 19



Kitchen/Living/Dining
5.34 x 4.85m 17'6" x 15'11"

Bedroom 1
4.85 x 2.73m 15'11" x 8'11"

Gross Internal Area 50.7 sq m 546 sq ft

w/m = washing machine

First Floor

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HACKNEY

—
King Edwards

Hackney, London E9
—

York Place

2 bedroom apartment

Home 20



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HACKNEY

King Edwards

Hackney, London E9

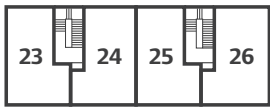
York Place

2 bedroom apartment

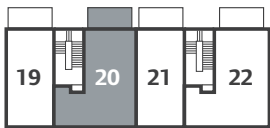
Home 20



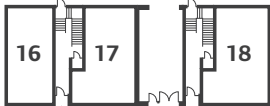
Third Floor



Second Floor



First Floor



Ground Floor

Kitchen/Living/Dining

5.36 x 5.01m 17'7" x 16'5"

Bedroom 1

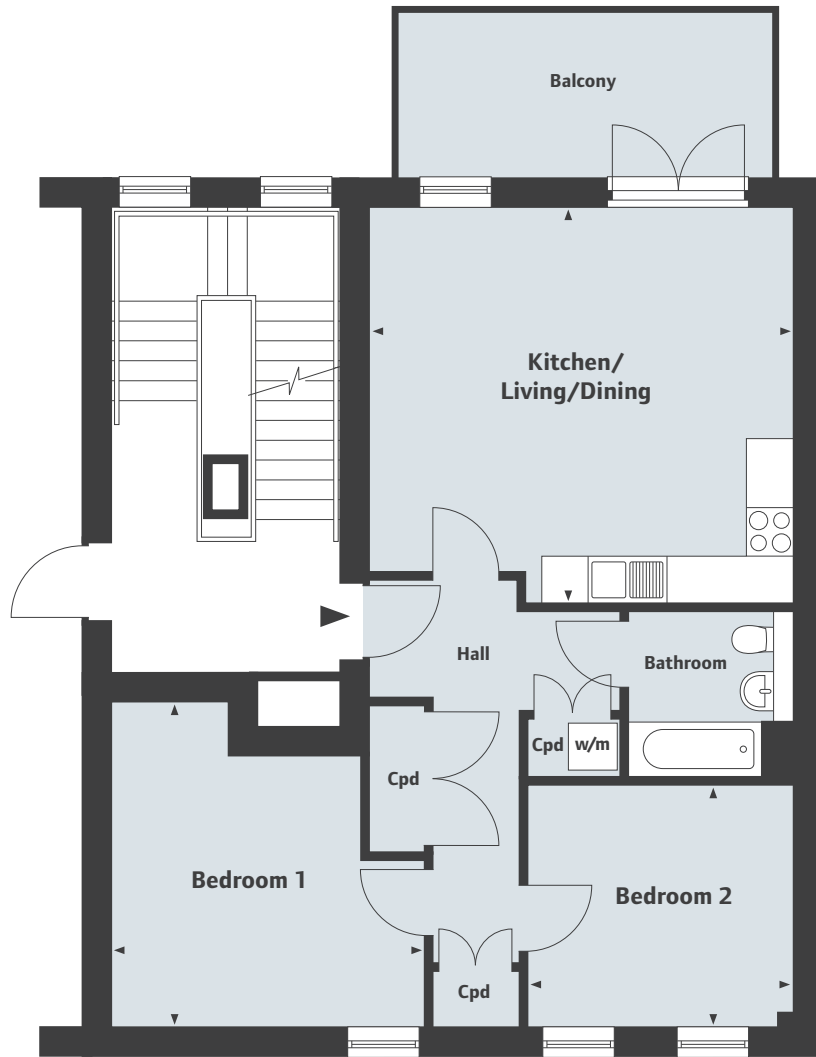
4.14 x 3.98m 13'7" x 13'0"

Bedroom 2

3.36 x 3.07m 11'0" x 10'1"

Gross Internal Area 68.4 sq m 736 sq ft

w/m = washing machine



First Floor

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—
King Edwards

Hackney, London E9
—

York Place

1 bedroom apartment

Home 21



King Edwards

King Edwards Road, Hackney, London E9 7SL
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Felicity J. Lord

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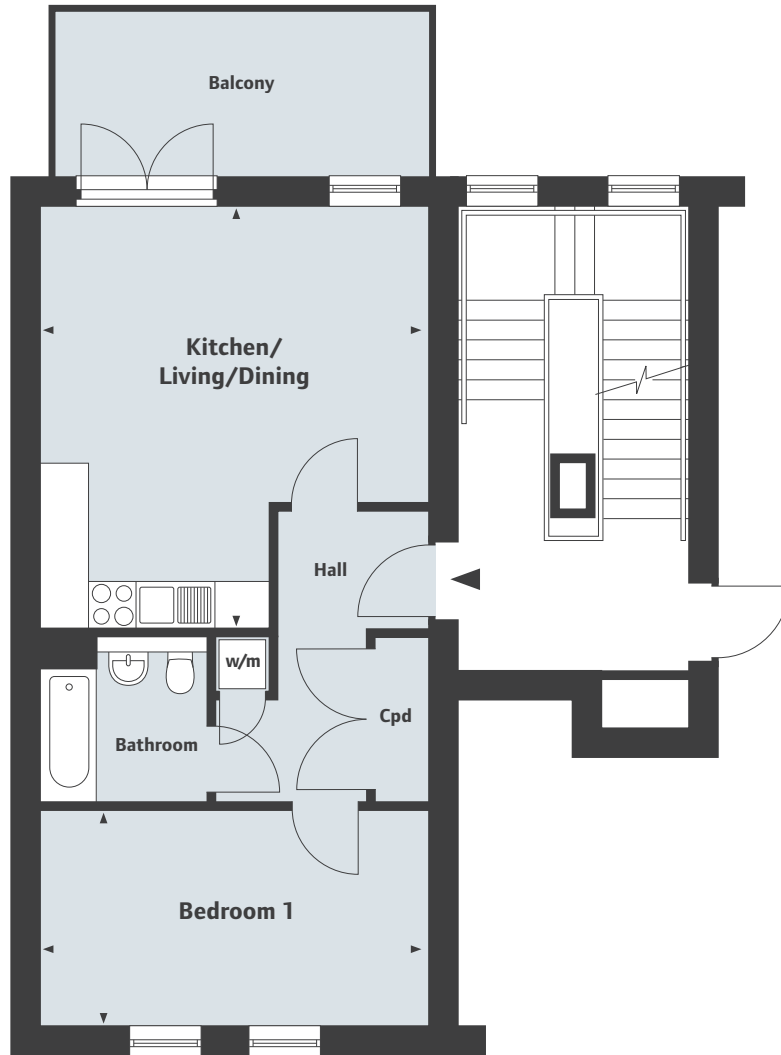
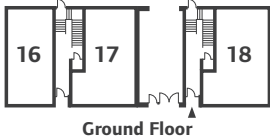
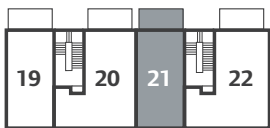
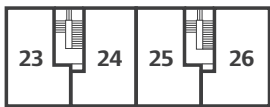
King Edwards

Hackney, London E9

York Place

1 bedroom apartment

Home 21



Kitchen/Living/Dining

5.34 x 4.92m 17'6" x 16'2"

Bedroom 1

4.92 x 2.73m 16'2" x 8'11"

Gross Internal Area 51.5 sq m 554 sq ft

w/m = washing machine

First Floor

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—
King Edwards

Hackney, London E9
—

York Place

2 bedroom apartment

Home 22



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King Edwards

Hackney, London E9

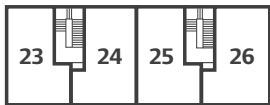
York Place

2 bedroom apartment

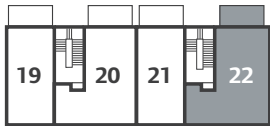
Home 22



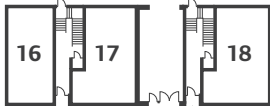
Third Floor



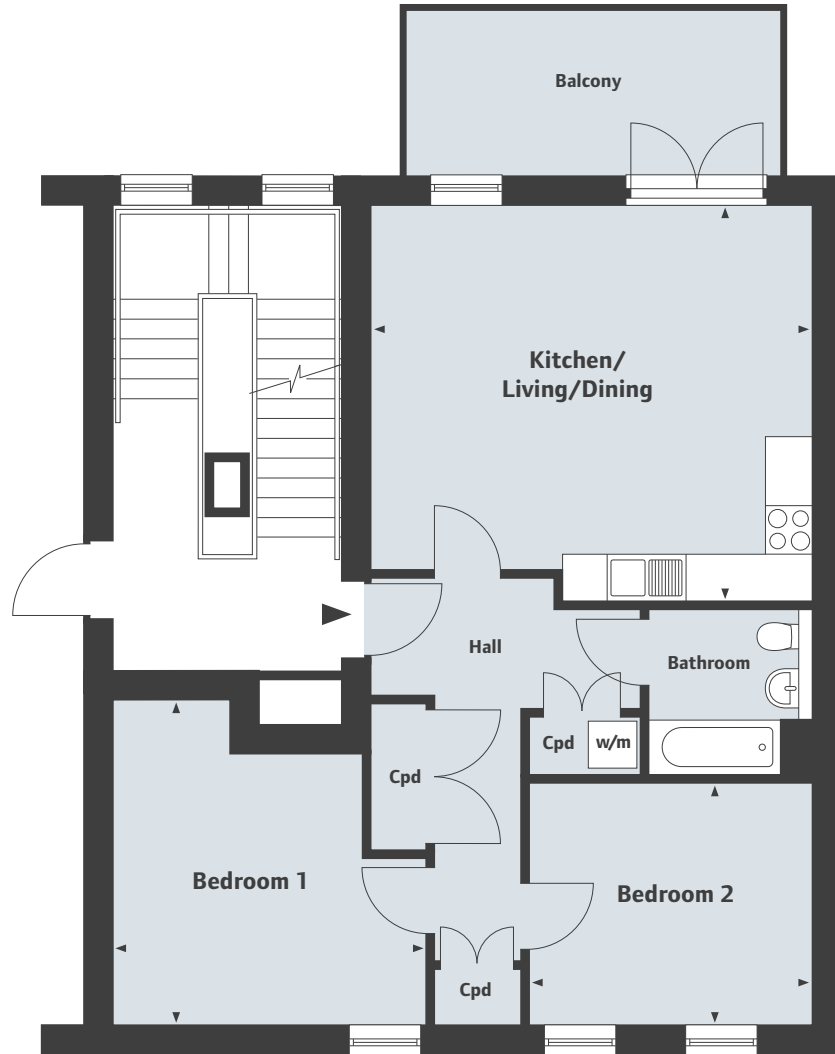
Second Floor



First Floor



Ground Floor



First Floor

Kitchen/Living/Dining

5.60 x 5.00m 18'4" x 16'5"

Bedroom 1

4.14 x 3.98m 13'7" x 13'1"

Bedroom 2

3.58 x 3.07m 11'9" x 10'1"

Gross Internal Area 70.8 sq m 762 sq ft

w/m = washing machine

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Hackney, London E9

York Place

3 bedroom duplex apartment with terrace

Home 23



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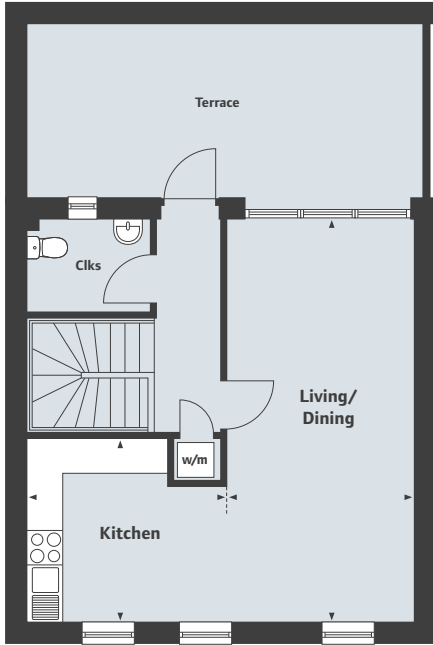
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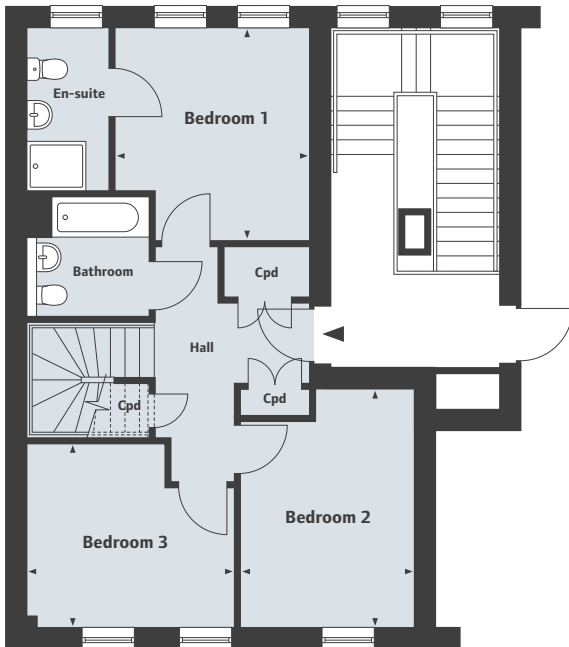
York Place

3 bedroom duplex apartment with terrace

Home 23



Third Floor



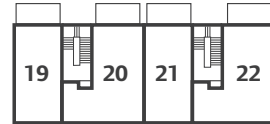
Second Floor



Third Floor



Second Floor



First Floor



Ground Floor

Living/Dining	6.99 x 3.28m	22'11" x 10'9"
Kitchen	3.41 x 3.18m	11'2" x 10'5"
Bedroom 1	3.67 x 3.35m	12'1" x 10'11"
Bedroom 2	4.12 x 3.03m	13'6" x 9'11"
Bedroom 3	3.57 x 3.18m	11'8" x 10'5"
Gross Internal Area	101 sq m	1087 sq ft

w/m = washing machine

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King Edwards

Hackney, London E9
—

York Place

3 bedroom duplex apartment with terrace

Home 24



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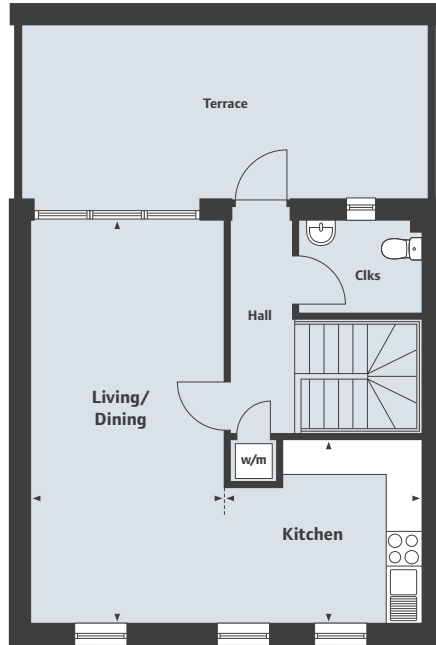
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HACKNEY

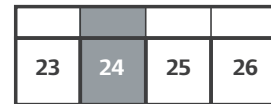
York Place

3 bedroom duplex apartment with terrace

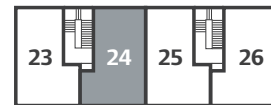
Home 24



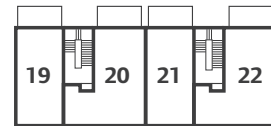
Third Floor



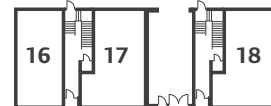
Third Floor



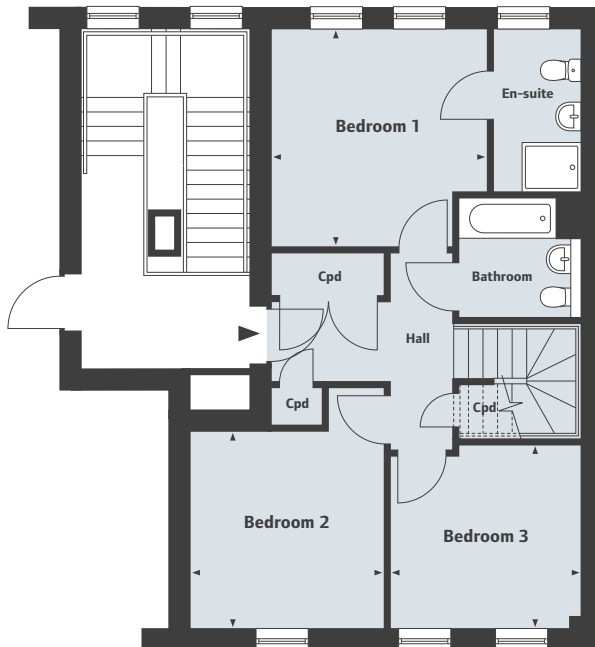
Second Floor



First Floor



Ground Floor



Second Floor

Living/Dining	6.99 x 3.40m	22'11" x 11'2"
Kitchen	3.38 x 3.18m	11'1" x 10'5"
Bedroom 1	3.76 x 3.76m	12'4" x 12'4"
Bedroom 2	3.42 x 3.40m	11'3" x 11'2"
Bedroom 3	3.28 x 3.18m	10'9" x 10'5"

Gross Internal Area 104.1 sq m 1120 sq ft

w/m = washing machine

King Edwards

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1, 2 & 3 bedroom apartments and 2 & 3 bedroom duplexes

020 8986 2698

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Felicity J. Lord
HACKNEY

—
King Edwards
—

Hackney, London E9

York Place

3 bedroom duplex apartment with terrace

Home 25



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1, 2 & 3 bedroom apartments and 2 & 3 bedroom duplexes

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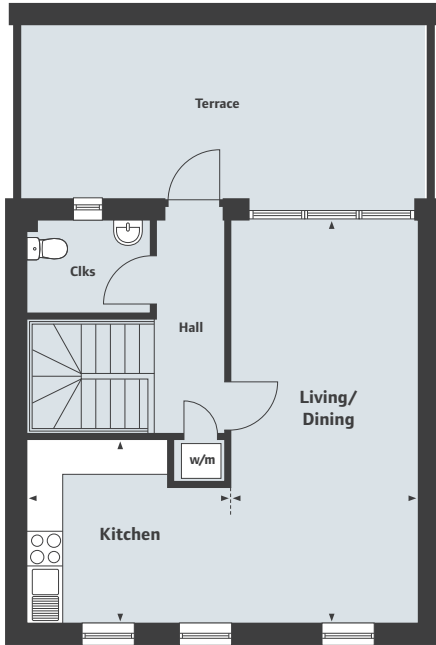
Felicity J. Lord

HACKNEY

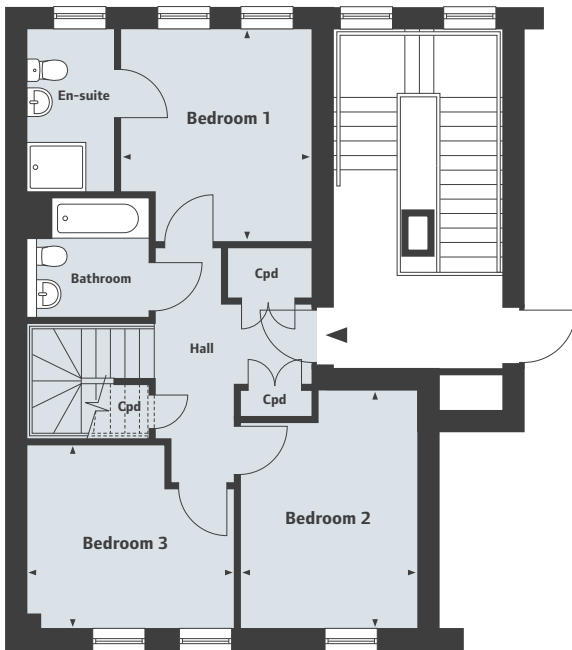
York Place

3 bedroom duplex apartment with terrace

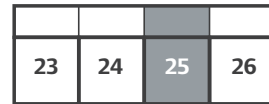
Home 25



Third Floor



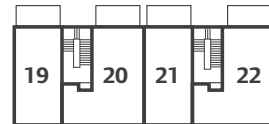
Second Floor



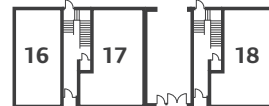
Third Floor



Second Floor



First Floor



Ground Floor

Living/Dining	6.98 x 3.27m	22'11" x 10'9"
Kitchen	3.49 x 3.17m	11'5" x 10'5"
Bedroom 1	3.67 x 3.32m	12'0" x 10'11"
Bedroom 2	4.14 x 3.12m	13'7" x 10'3"
Bedroom 3	3.54 x 3.17m	11'7" x 10'5"

Gross Internal Area 102.4 sq m 1102 sq ft

w/m = washing machine

—
King Edwards

Hackney, London E9
—

York Place

3 bedroom duplex apartment with terrace

Home 26



King Edwards

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1, 2 & 3 bedroom apartments and 2 & 3 bedroom duplexes

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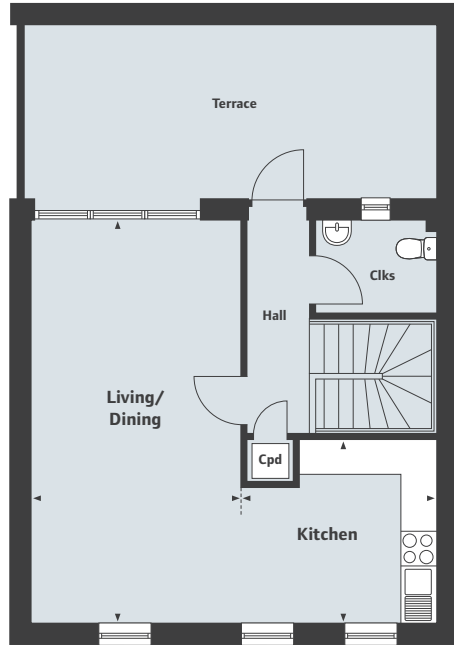
Felicity J. Lord

HACKNEY

York Place

3 bedroom duplex apartment with terrace

Home 26



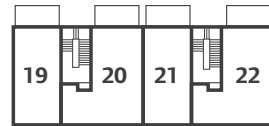
Third Floor



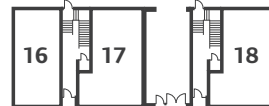
Third Floor



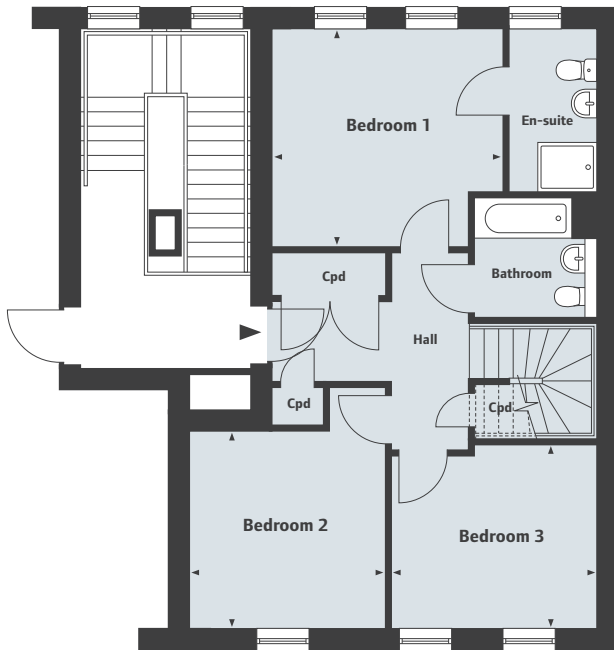
Second Floor



First Floor



Ground Floor



Second Floor

Living/Dining	6.99 x 3.64m	22'11" x 11'11"
Kitchen	3.36 x 3.18m	11'0" x 10'5"
Bedroom 1	5.00 x 3.76m	16'5" x 12'4"
Bedroom 2	3.42 x 3.40m	11'3" x 11'2"
Bedroom 3	3.50 x 3.18m	11'6" x 10'5"
Gross Internal Area	108.2 sq m 1165 sq ft	

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Tudor Court

3 bedroom apartment

Home 27



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Felicity J. Lord

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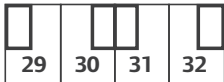
King Edwards

Hackney, London E9

Tudor Court

3 bedroom apartment

Home 27



Third Floor



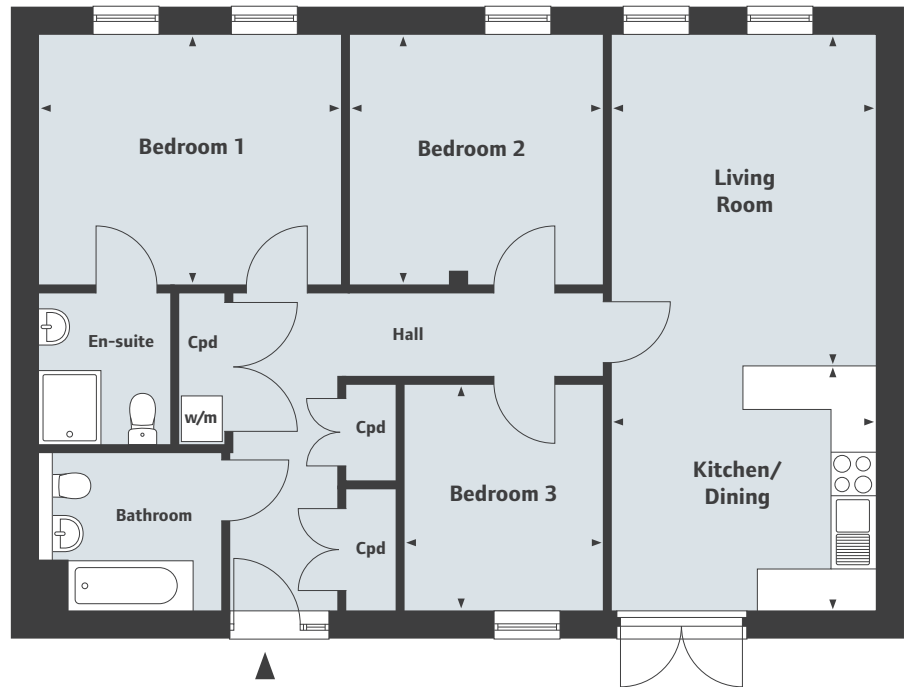
Second Floor



First Floor



Ground Floor



Ground Floor

Living Room	4.53 x 3.60m	14'10" x 11'10"
Kitchen/Dining	3.60 x 3.38m	11'10" x 11'1"
Bedroom 1	4.14 x 3.43m	13'7" x 11'3"
Bedroom 2	3.49 x 3.43m	11'5" x 11'3"
Bedroom 3	3.12 x 2.74m	10'3" x 9'0"

Gross Internal Area 91.2 sq m 982 sq ft

w/m = washing machine

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Tudor Court

3 bedroom apartment

Home 28



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1, 2 & 3 bedroom apartments and 2 & 3 bedroom duplexes

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Felicity J. Lord

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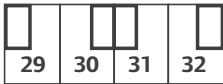
King Edwards

Hackney, London E9

Tudor Court

3 bedroom apartment

Home 28



Third Floor



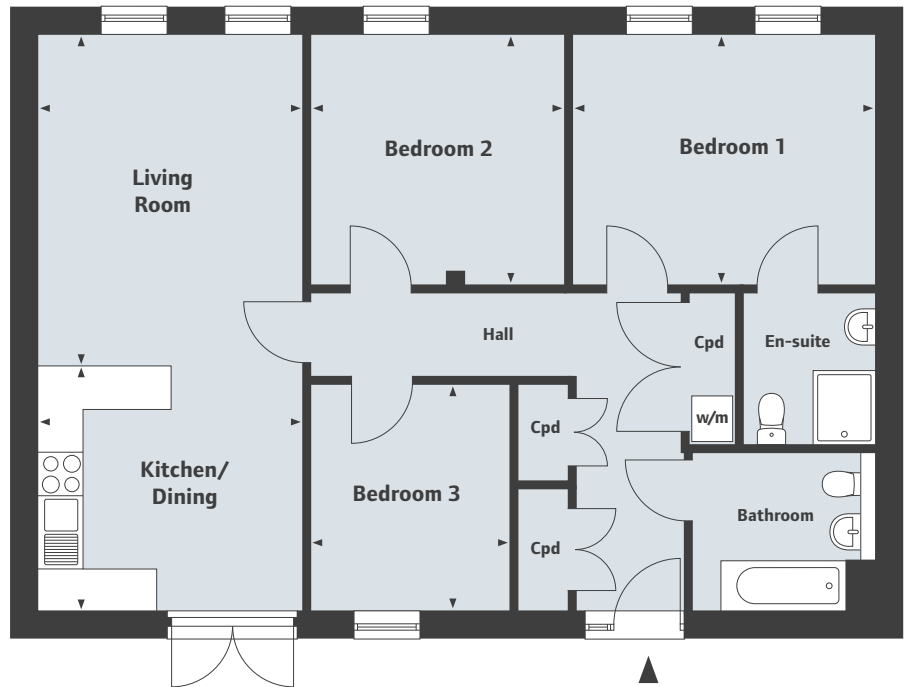
Second Floor



First Floor



Ground Floor



Ground Floor

Living Room	4.53 x 3.60m	14'10" x 11'10"
Kitchen/Dining	3.60 x 3.38m	11'10" x 11'1"
Bedroom 1	4.14 x 3.43m	13'7" x 11'3"
Bedroom 2	3.49 x 3.43m	11'5" x 11'3"
Bedroom 3	3.12 x 2.74m	10'3" x 9'0"

Gross Internal Area 91.2 sq m 982 sq ft

w/m = washing machine

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Tudor Court

2 bedroom duplex apartment with roof terrace

Home 29



King Edwards

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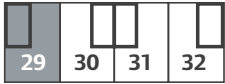
King Edwards

Hackney, London E9

Tudor Court

2 bedroom duplex apartment with roof terrace

Home 29



Third Floor



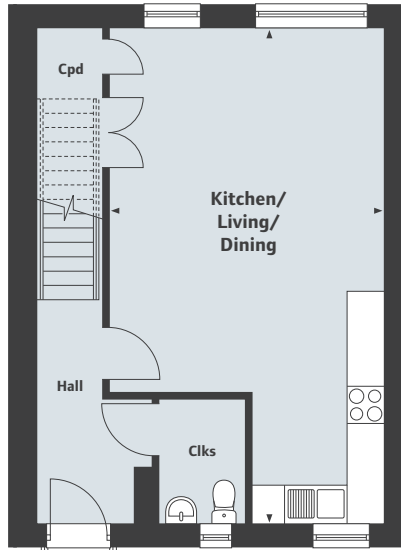
Second Floor



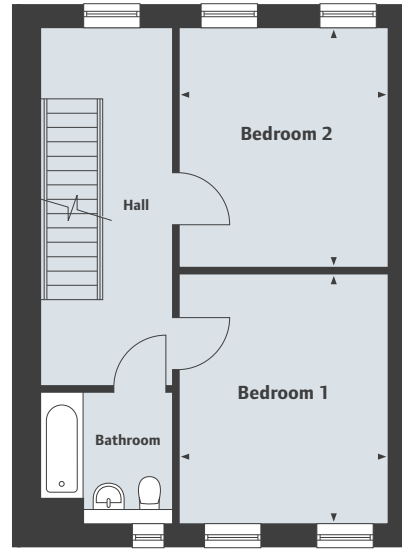
First Floor



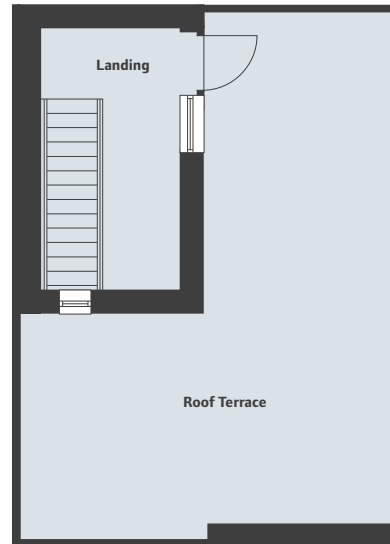
Ground Floor



First Floor



Second Floor



Third Floor

Kitchen/Living/Dining	7.93 x 4.42m	26'0" x 14'6"
Bedroom 1	3.98 x 3.32m	13'0" x 10'10"
Bedroom 2	3.83 x 3.32m	12'7" x 10'10"
Gross Internal Area	91.8 sq m	988 sq ft

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Tudor Court

2 bedroom duplex apartment with roof terrace

Home 30



King Edwards

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Felicity J. Lord

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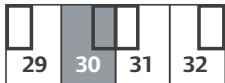
King Edwards

Hackney, London E9

Tudor Court

2 bedroom duplex apartment with roof terrace

Home 30



Third Floor



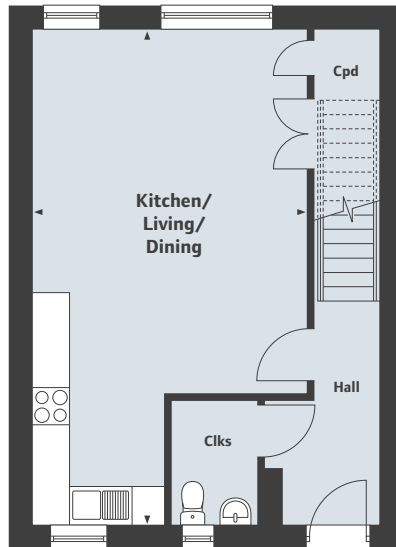
Second Floor



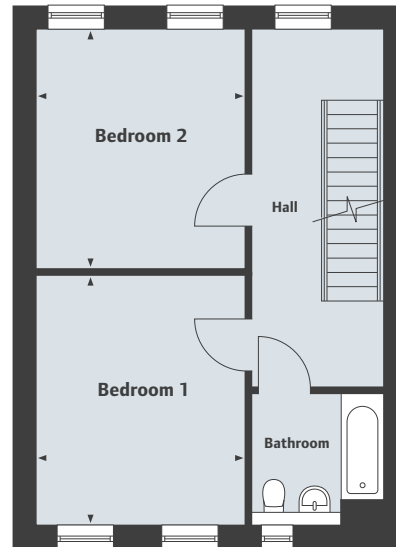
First Floor



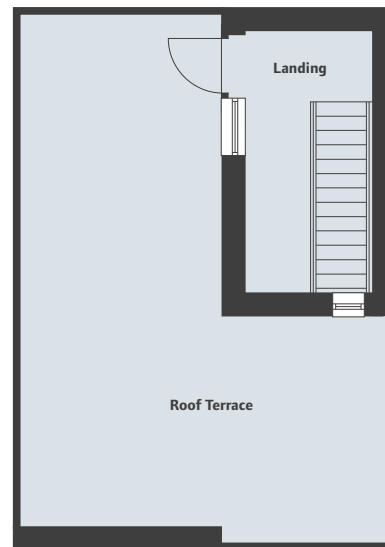
Ground Floor



First Floor



Second Floor



Third Floor

Kitchen/Living/Dining
7.93 x 4.42m 26'0" x 14'6"
Bedroom 1
3.98 x 3.32m 13'0" x 10'10"
Bedroom 2
3.83 x 3.32m 12'7" x 10'10"
Gross Internal Area 91.8 sq m 988 sq ft

King Edwards

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HACKNEY

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Hackney, London E9
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Tudor Court

2 bedroom duplex apartment with roof terrace

Home 31



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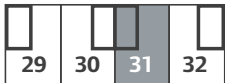
King Edwards

Hackney, London E9

Tudor Court

2 bedroom duplex apartment with roof terrace

Home 31



Third Floor



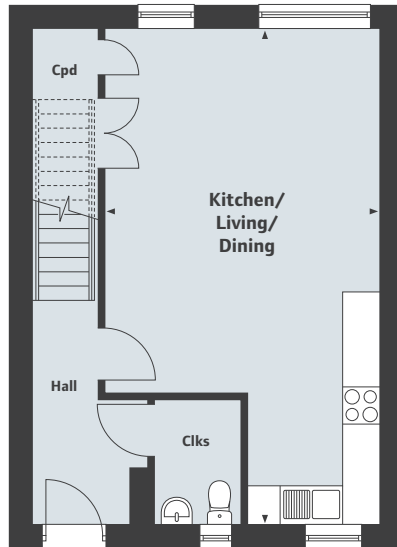
Second Floor



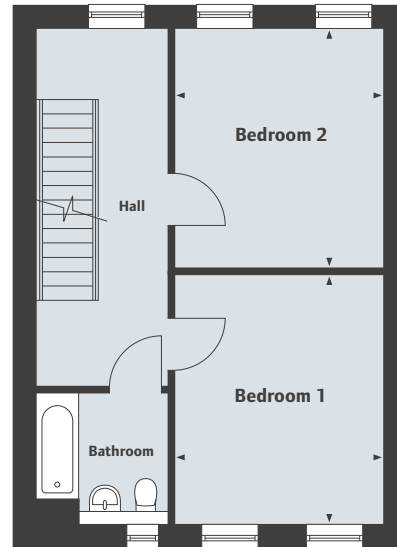
First Floor



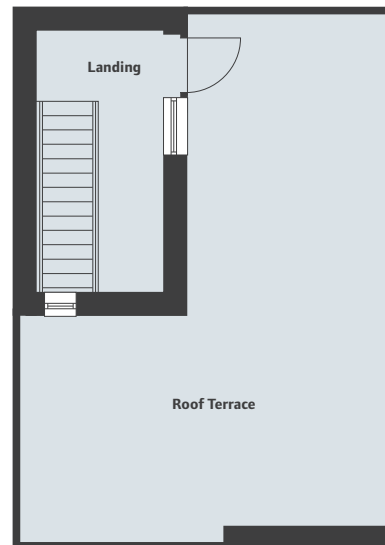
Ground Floor



First Floor



Second Floor



Third Floor

Kitchen/Living/Dining
7.93 x 4.42m 26'0" x 14'6"
Bedroom 1
3.98 x 3.32m 13'0" x 10'10"
Bedroom 2
3.83 x 3.32m 12'7" x 10'10"
Gross Internal Area 91.8 sq m 988 sq ft

King Edwards

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Tudor Court

2 bedroom duplex apartment with roof terrace

Home 32



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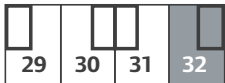
King Edwards

Hackney, London E9

Tudor Court

2 bedroom duplex apartment with roof terrace

Home 32



Third Floor



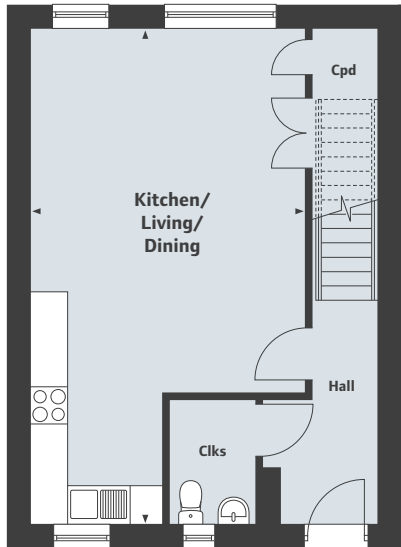
Second Floor



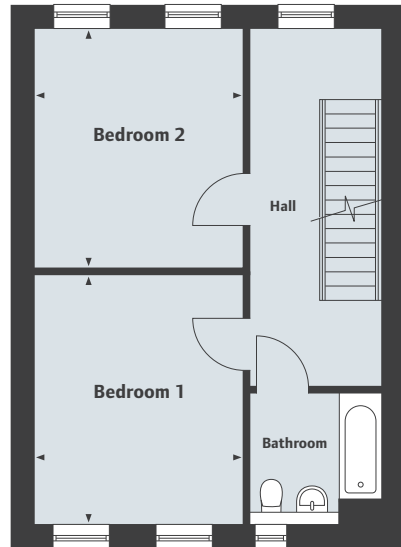
First Floor



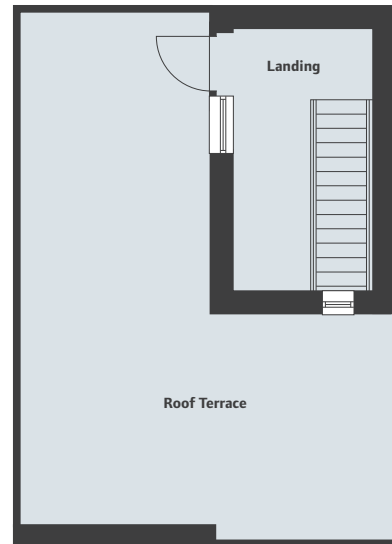
Ground Floor



First Floor



Second Floor



Third Floor

Kitchen/Living/Dining
7.93 x 4.42m 26'0" x 14'6"
Bedroom 1
3.98 x 3.32m 13'0" x 10'10"
Bedroom 2
3.83 x 3.32m 12'7" x 10'10"

Gross Internal Area 91.8 sq m 988 sq ft

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