



**WESTON HOUSE, KING EDWARD'S ROAD, LONDON, E9**  
**£525,000 LEASEHOLD**

**A STUNNING TWO DOUBLE BEDROOM TOP FLOOR  
 APARTMENT IN A HIGHLY SOUGHT-AFTER LOCATION  
 CLOSE TO LONDON FIELDS AND VICTORIA PARK.**

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## DESCRIPTION:

A stunning two double bedroom top floor apartment situated in this charming purpose-built block, in a highly sought-after location close to London Fields and Victoria Park.

The flat is situated at the end of the block, meaning that you only have one neighbour, and is offered in fantastic condition throughout, having been tastefully upgraded by the current owners and offers light and airy semi open plan living, complete with wood flooring, characterful features and a south-facing private balcony. The kitchen boasts ample worktop and storage space, with built in appliances including a gas cooker/electric oven and additional room for washing machine. Both bedrooms are of generous proportions, whilst also including built in storage, the master benefits from dual aspect windows, flooding the property with natural light. Completing this fantastic flat is a family bathroom and additionally, access to an undemised, floorboarded loft space which provides convenience and ensure a clutter-free living environment. The building also benefits from a secure fob access and phone entry system.

Beyond the comforts of this lovely flat, Weston House is ideally located in a vibrant neighbourhood that offers an array of local amenities. Just a short walk away, you'll find London Fields Station, providing excellent transport links to easily navigate the city and beyond. Bethnal Green Station is also just 0.9 miles away. Explore the vibrant local area, with its trendy cafes, charming shops in Victoria Park Village and the iconic Broadway Market. Immerse yourself in the thriving community, enjoying the best of both urban and green spaces.

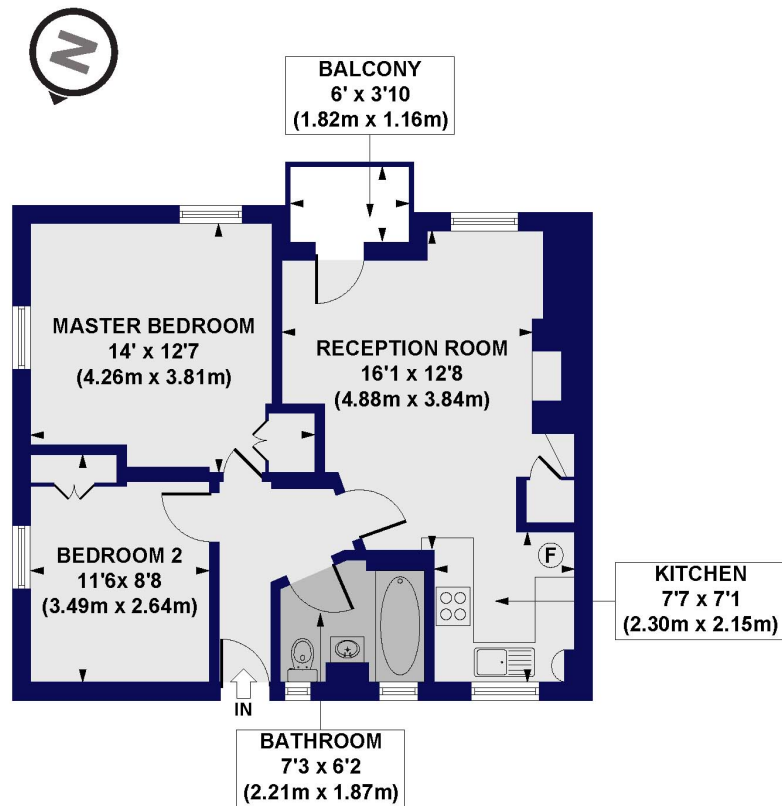
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**Weston House, King Edward's Road, E9**  
**Approx. Gross Internal Floor Area 614 sq. ft / 57.03 sq. m**



**FOURTH FLOOR**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92-100) <b>A</b>                           |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| 66  | 75        |
| England, Scotland & Wales                   |           |
| EU Directive 2002/91/EC                     |           |

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