



**Edmeston Close, London E9**

**Asking Price Of  
£375,000**



- **Top Floor with Loft Space (low rise block)**
- **Two Bedrooms**
- **Modern Decor**
- **Residents Parking**
- **Chain Free**
- **Moments From Mabley Green**





This two bedroom apartment offers fabulous value for money. Internally the property is well arranged with large lounge, separate kitchen, two bedrooms and bathroom, but also being of the top floor you have a generous loft space perfect for storing all you lesser used items, allowing you to maximise your living space and create room for home work stations if required!

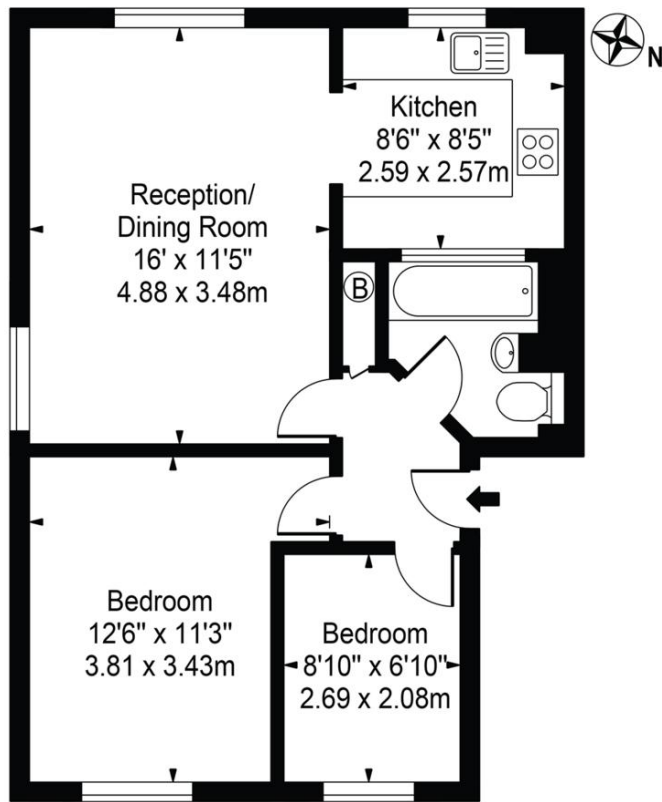
Externally the benefits continue with a number of residents parking bays and access onto Mabley Green just moments from your front door.

Here you are as well connected as anywhere in the local area if you need to commute you can very easily access Homerton and Hackney Wick Stations, or if you drive you can enter onto the A12 in under 5 minutes.



# Edmeston Court

Approx. Gross Internal Area 540 Sq Ft - 50.17 Sq M



## Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**Service/Maintenance Charge**

**TBC**

**Ground Rent**

**TBC**

**Remaining Lease Term**

**TBC**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Please contact our office at

213 Victoria Park Road  
London,  
E9 7HD  
**020 8985 5800**



**DAYS A WEEK**



**FREE VALUATIONS**



**FLOOR PLANS**



**FULL COLOUR PHOTOGRAPHY**



**SMS TEXT ALERTS**



**MORTGAGE ADVICE**



**COLOUR MAPS**

**sovereign-house.com**  
vicparksales@sovereign-house.com

**Victoria Park Sales**  
213 Victoria Park Road  
London E9 7HD  
Tel: 020 8985 5800



@sovereignhouse



www.facebook.com/sovereignhousehackney

**Clayhall/Redbridge Sales**  
176 Longwood Gardens,  
Essex IG5 0EW  
Tel: 020 8220 1500

