



Castles

ASKING PRICE

£525,000

142 Graham Road

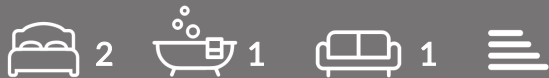
London, E8 1BS

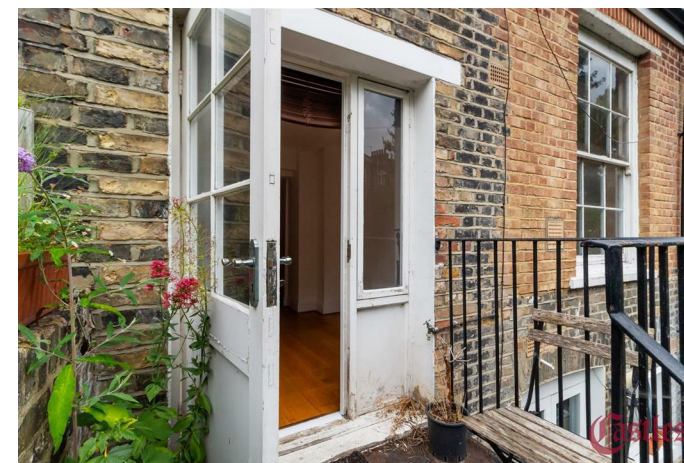
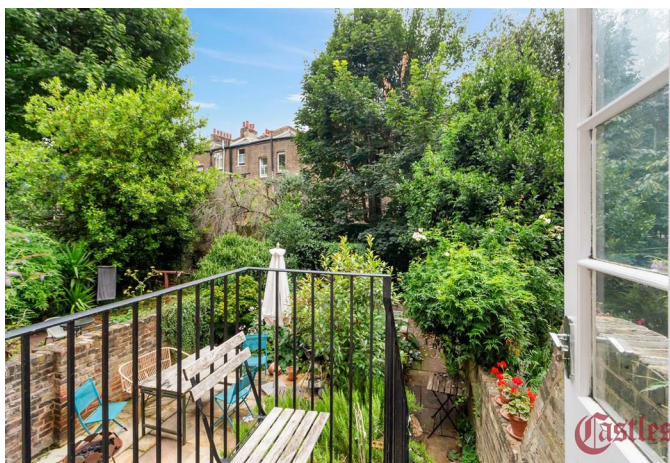
Castles



PROPERTY SUMMARY

Castles Hackney bring to market this spacious and characterful two-bedroom raised ground floor flat, set within a well-positioned period conversion in the heart of Hackney. Offering generous proportions throughout, the property features high ceilings, large windows, and a great sense of space and light. Internally, it is presented in good condition but offers scope for modernisation to suit individual tastes. A standout feature is the private south-facing garden, providing a rare and sunny outdoor retreat. The flat also benefits from a share of freehold, making it a highly attractive long-term investment. The property is being sold on a chain free basis. Ideally situated on Graham Road, the flat is just a short walk from both Mare Street and Kingsland High Street, offering a wide range of independent cafés, vibrant restaurants, and local shops. Excellent transport links are close by, with Hackney Central and Dalston Kingsland stations both within easy reach, ensuring swift access across London. For green space and weekend leisure, London Fields Park is also nearby, along with its popular Lido and weekend markets. This property combines location, potential, and lifestyle, perfect for buyers looking to create a home in one of East London's most sought-after areas.

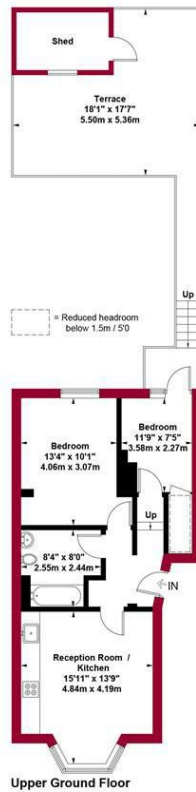




Graham Road, E8

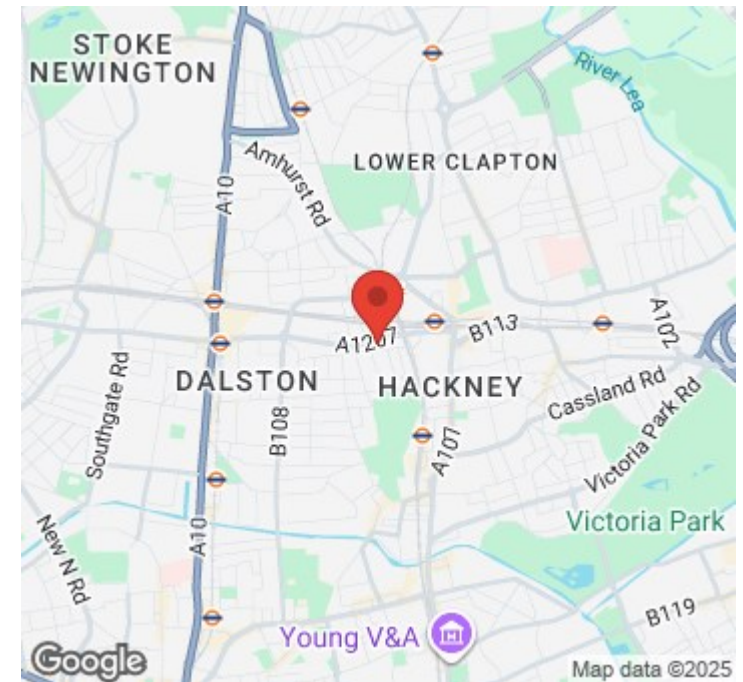
Approximate Gross Internal Area = 574 sq ft / 53.3 sq m

Restricted Height = 15 sq ft / 1.4 sq m



A guide to the area

AREA GUIDE TEXT



Flat - Ground Floor

Share of Freehold

Council:

Council Tax Band: C

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

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E8 0RN

OFFICE DETAILS

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hackney@castles.london
<https://www.castles.london/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	