



Graham Road, E8

£900,000

A unique split level period conversion with House of Hackney interiors and a large private garden in the heart of Hackney. The property has 1020 sq ft of living space which has been modernised throughout yet retains many of its original period features.

Graham Road runs between Dalston and Mare Street with many shops, cafes and amenities to choose from including Broadway Market. It is under half a mile from London Fields and its tennis courts and Lido. Hackney Central and Hackney Downs Overground is a quarter of a mile away.

Features

- Two Double Bedrooms
- Period Conversion
- Private Garden
- Share of Freehold
- Split Level
- London Fields
- Private Entrance



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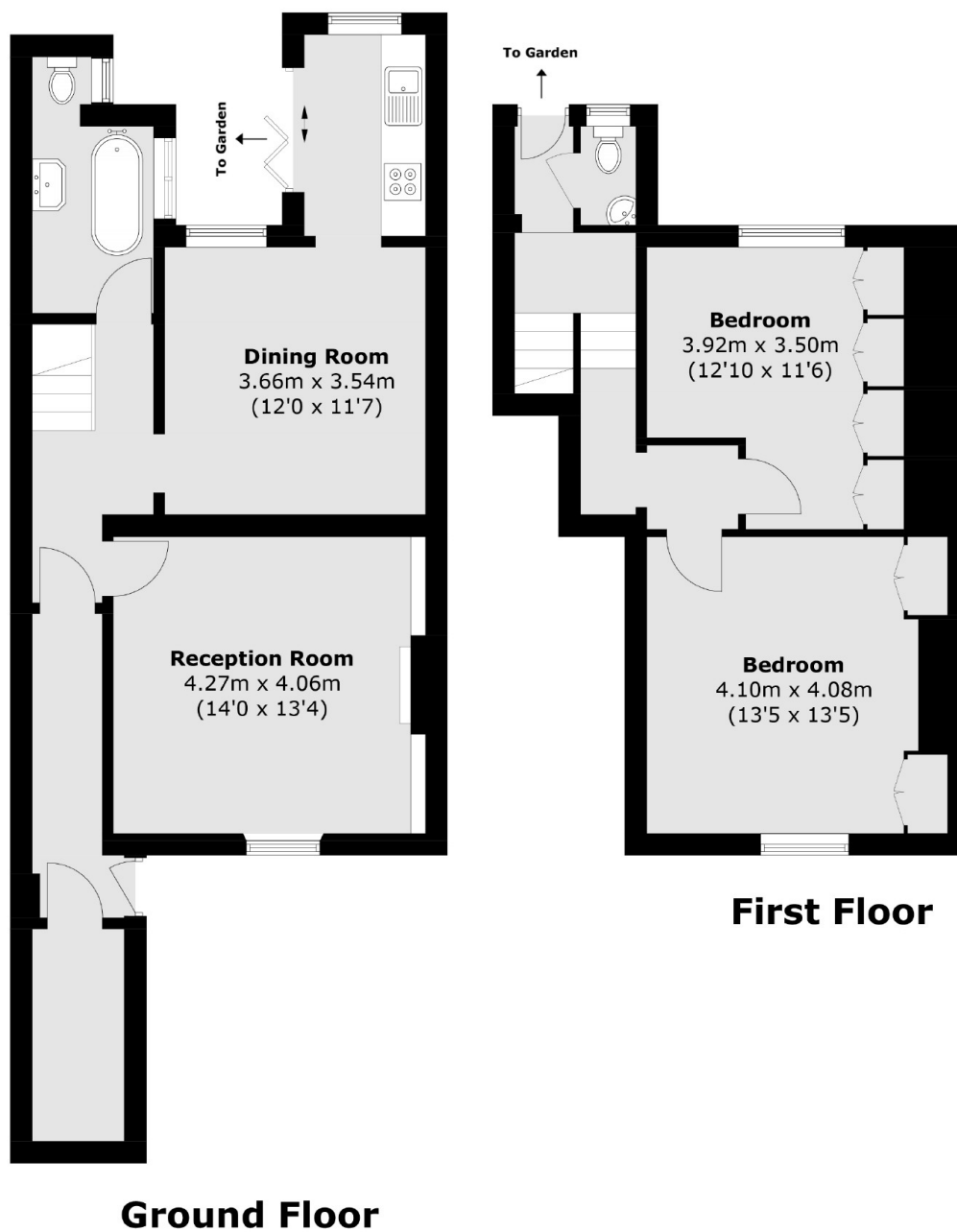
The apartment has its own private entrance and sits within a Victorian terrace. On the lower ground floor the living room is painted in Sanderson Blue Moon and has a working fireplace. The semi-open plan kitchen and dining room has double doors leading out onto the mature garden. There is potential for a rear side return, subject to planning.

Upstairs there are two double bedrooms with House of Hackney wallpaper, separate W/C, wooden flooring and built in storage. You have access to the garden as well on this floor.

The property has high ceilings, sash windows, cornicing and original shutters throughout. It is sold with a Share of the Freehold



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Total area (approx.): 95 sq. m (1,022.6 sq. ft)