



GRAHAM ROAD
LONDON, E8

GRANT J BATES
— PROPERTY —



A four to five bedroom Victorian interior designed home nearing 2,800 sq ft next to London Fields

GJB

Graham Road, London, E8

Freehold

- Victorian Home
- Four to Five Bedrooms
- Three Bathrooms
- Near 2,800 Sq Ft
- London Fields
- Interior Designed
- South Facing Garden
- Two Principal Suites
- Bespoke Kitchen
- Air Conditioning

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Description

Set on one of Hackney's most vibrant and well-connected streets, this reimaged Victorian home spans close to 2,800 sq ft and has undergone a period-sympathetic restoration that blends original character with refined contemporary design. Across five floors, it showcases bespoke craftsmanship, including timber doors, COAT-painted interiors in warm chalky tones and a layout suited to family living and entertaining, enhanced by comforts such as air conditioning.

The ground floor features elegant proportions, restored cornicing, engineered oak herringbone flooring and bronze arched steel doors leading into the reception rooms. These twin spaces are layered in soft neutrals, sculptural lighting and panelled walls, with the rear sitting area centred on a deep-toned tiled fireplace.

On the lower ground floor, the bespoke kitchen includes Shaker cabinetry, porcelain viola worktops and splashbacks, Smeg appliances, a plum-toned island and full-height Cortizo sliding doors opening onto the south-facing garden. A generous skylight brings natural light through the space.

The adjoining cinema room offers an additional retreat, with wiring ready for surround sound. Underfloor heating runs throughout this level.

The home includes four bedrooms, two arranged as principal suites. The first-floor suite features bespoke wardrobes, a dressing area and new timber sash windows. Bathrooms combine Mandarin Stone and Claybrook tiles with Aquaroc fittings, electric underfloor heating and warm tonal finishes.

Further bedrooms are bright and generous, with bespoke joinery, plush carpets and considered colour schemes, while a study/home office provides an ideal workspace. The landscaped south-facing garden offers privacy and light, and residential street parking is available via Hackney Council.

Situation

Moments from London Fields, Broadway Market and Hackney Central, the location offers excellent East London living.

Additional Information

Local Authority: London Borough of Hackney

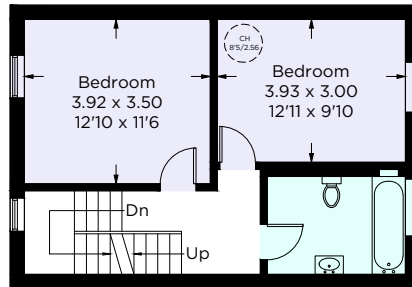
Council Tax Band: E

EPC Rating: C

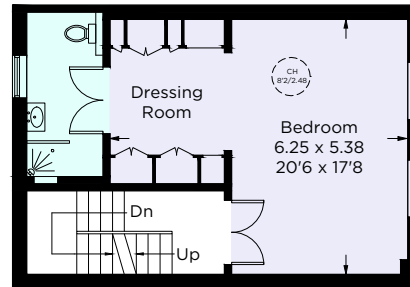




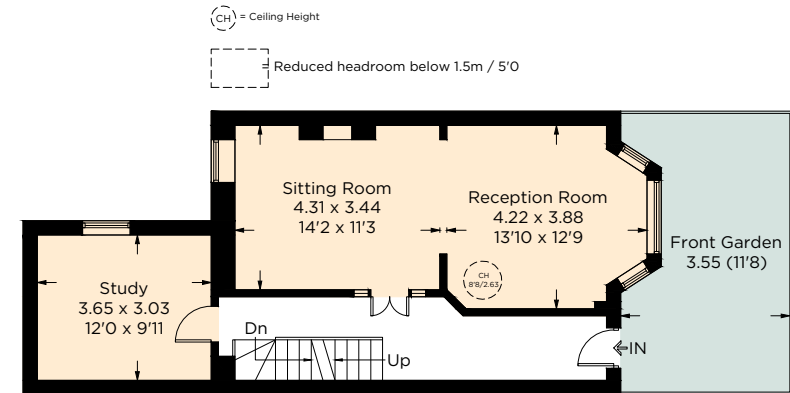




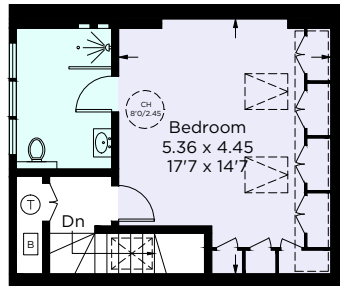
Second Floor



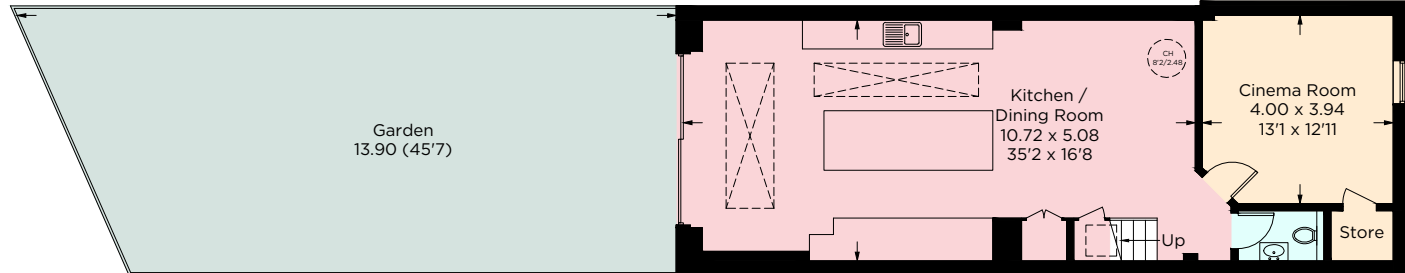
First Floor



Raised Ground Floor



Third Floor



Lower Ground Floor

Graham Road

Approximate Gross Internal Area = 253.0 sq m / 2723 sq ft,

Approximate Gross External Area = 88.9 sq m / 957 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.