



LOVE LIVING
HACKNEY



159 Graham Road, London, E8 1PD

£750,000



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£750,000

159 Graham Road

London, E8 1PD

- Three-bedroom split-level Victorian conversion
- Main bedroom with en-suite shower room
- Share of freehold
- Excellent transport links
- Private rear garden extending to circa 29ft
- Skylight above the living space
- Positioned close to London Fields and Broadway Market

The Home -

A three bedroom share of freehold with a private 29ft garden, arranged across almost 1,000 sqft in a well connected part of Hackney close to London Fields. The apartment has a practical split-level layout, with bright living spaces overlooking the garden.

The apartment comprises of glazed doors, skylights above which brings natural light into the space and timber flooring running throughout. The bedrooms are arranged across both floors, giving a good sense of separation and privacy with one of the bedrooms offering a dressing room with an en-suite shower room.

Graham Road is well placed for London Fields, Broadway Market and Mare Street, with cafés, restaurants and transport links all within easy reach. London Fields and Hackney Central stations are both nearby, providing straightforward connections into the City and central London.



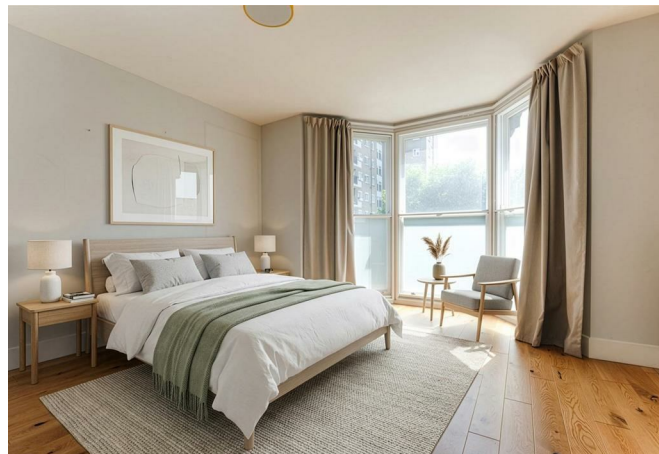
The Indoors

Entry is at ground floor level, where a central hallway connects the bedrooms and main living spaces. To the front, the main bedroom is generous in scale, centred around a broad bay window that pulls light deep into the room throughout the day. Soft neutral tones and timber flooring keep the atmosphere pared back and calm. Alongside sits the main bathroom, recently updated with full-height white tiling, black fittings and a bath with overhead rainfall shower. The palette is simple but effective, balancing sharper contemporary detailing with practical everyday use. Further along the hallway is the second bedroom, positioned quietly towards the middle of the plan. It works equally well as a guest room, workspace or nursery, with proportions that comfortably accommodate a double bed.

The layout then opens into the kitchen and reception at the rear. The kitchen is arranged along one wall with understated cabinetry, integrated appliances and textured tiled splashbacks, while timber floorboards run continuously through into the living area beyond. A skylight overhead and glazed doors to the garden bring in natural light from multiple directions, softening the open-plan arrangement and giving the room a bright, relaxed quality. There is ample space for both dining and seating areas, making this very much the social centre of the home.

Stairs rise from the reception to the first floor, where the third bedroom is arranged as a more private upper level suite. A dressing room connects through to an en-suite shower room finished with pink-toned tiling, black-framed glazing and dark fittings, creating a slightly bolder contrast to the softer palette elsewhere in the apartment.

The Outdoors





The private garden extends to approximately 29ft and is directly accessed from the reception room through glazed doors. A paved terrace sits immediately outside, providing space for outdoor dining and seating, before opening into a lawn bordered by planting beds and mature greenery. Enclosed by fencing and established trees, it feels notably private for such a central Hackney setting, with enough depth to create distinct zones for relaxing, entertaining and planting.

Loving The Location

Graham road is excellently located in central Hackney, just moments from the popular London Fields and vibrant Mare Street. There are numerous amazing restaurants locally, notably Lardo on Richmond Road, the renowned Angelinas on Dalston Lane, Elliots and Bright on Mare Street plus Violet on Wilton Way. Weekly markets take place at Victoria Park, Well Street and Broadway Market has a reputation for some excellent places to eat and drink; it also hosts a food market on Saturdays.

The E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters. Broadway Market itself has a huge array of cafes, pubs, and restaurants to enjoy and on Saturdays it comes alive with the Market that brings wonderful food options and Vinyl, clothing stalls aplenty. London Fields is a short walk away and nestled in the middle is the famous London Fields Lido. London Fields Overground Station is moments away, whilst Hackney Central station is just a 3 minute walk, both offering easy access into the City and West End.

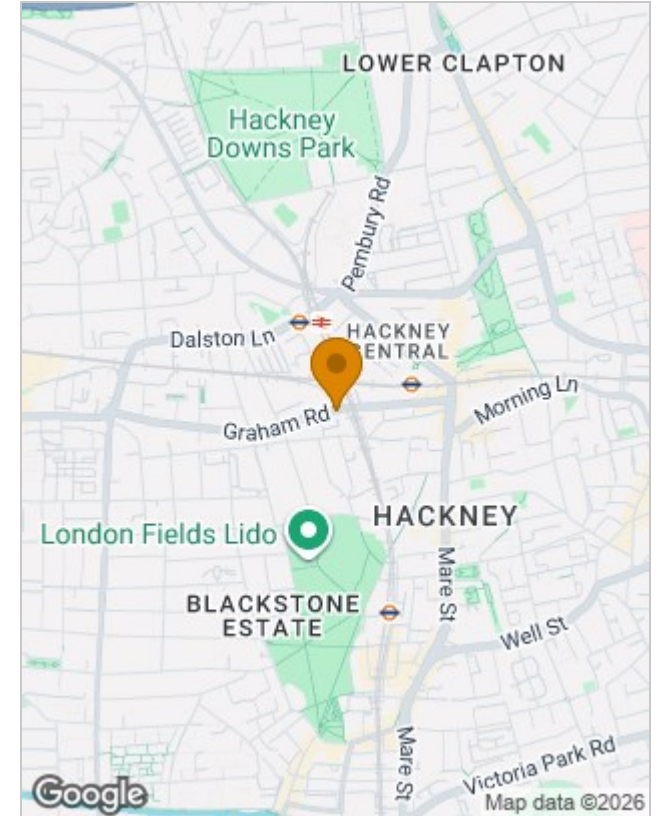




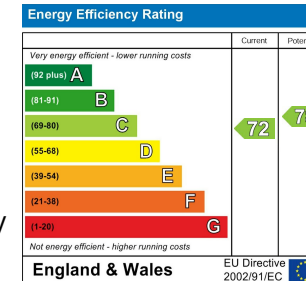
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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