



Flat 3 66 Graham Road, Hackney, London, E8 1BX

£2,400 Per Month

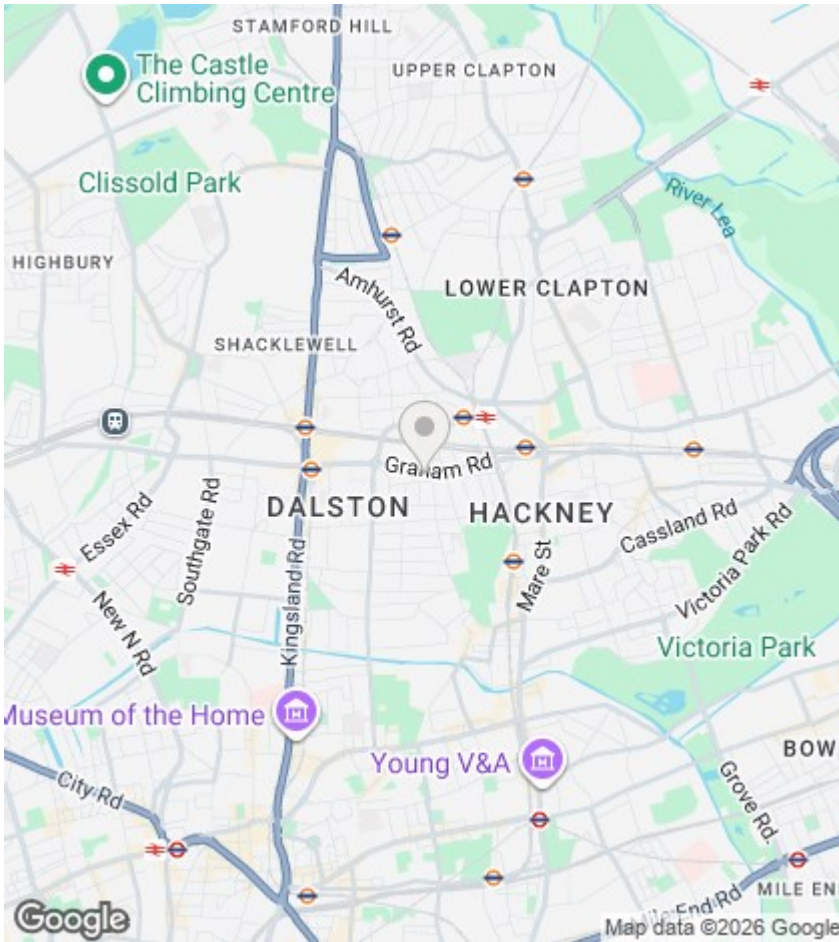
Flat 3 66 Graham Road, London E8 1BX

A lovely two bedroom conversion arranged over the upper two floors of this Victorian terrace house. Located halfway along Graham Road and a short walk from London Fields the property offers an open-plan reception with painted floorboards and fitted kitchen, bathroom with shower, double bedroom, then stairs to the attic room with twin velux windows.



Council Tax Band: B





Directions

Viewings

Viewings by arrangement only. Call 020 7254 7554 to make an appointment.

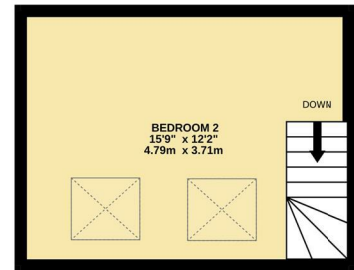
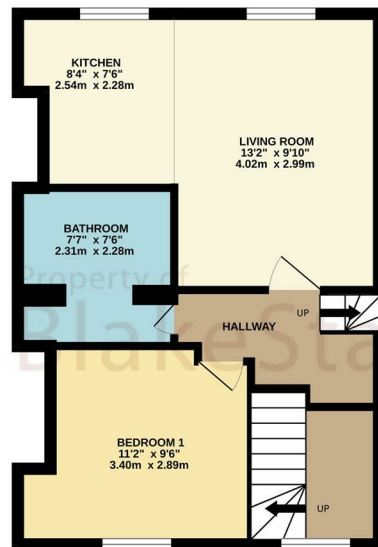
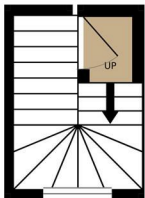
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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	

FIRST FLOOR
49 sq.ft. (4.6 sq.m.) approx.

SECOND FLOOR
423 sq.ft. (39.3 sq.m.) approx.

THIRD FLOOR
191 sq.ft. (17.8 sq.m.) approx.



GRAHAM ROAD

TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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