

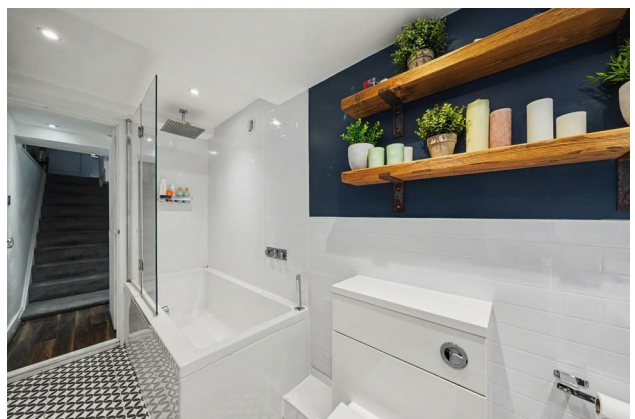
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Graham Road, London, E8

Asking Price £700,000

Property Images



Property Images



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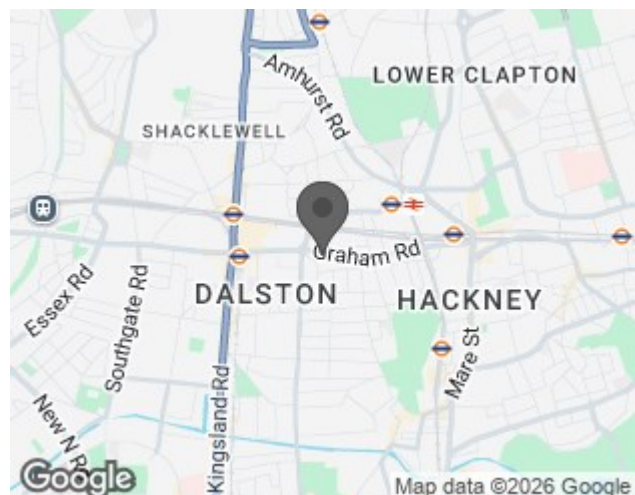
Floorplan



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: Flat - Garden Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

A beautifully presented two-bedroom period conversion arranged over the ground and lower ground floors, offering approximately 702 sq. ft. (66 sq. m.) of stylish and well-balanced accommodation, complete with a delightful private south-facing rear garden.

The property features a superb open-plan kitchen and dining room, creating a wonderful space for both everyday living and entertaining. The contemporary kitchen offers excellent storage and worktop space, with large doors opening directly onto the private rear garden, allowing an abundance of natural light and a seamless connection between the indoor and outdoor spaces.

To the front of the property is a generous principal bedroom boasting a beautiful bay window, high ceilings and attractive period character. A second bedroom is positioned towards the rear of the property and enjoys a pleasant outlook towards the garden.

The accommodation is completed by a stylish bathroom located on the lower ground floor, finished to a contemporary standard.

Further benefits include a wealth of period charm, high ceilings, excellent natural light and a sought-after location within the heart of E8.

Graham Road is perfectly positioned moments from the vibrant amenities of Dalston, London Fields and Hackney, offering an excellent selection of independent cafés, restaurants, shops and green spaces. Transport links are excellent, with Dalston Junction approximately a six-minute walk away, Dalston Kingsland, Hackney Downs, Hackney Central and London Fields stations all within easy reach, providing convenient access into the City and beyond.

Features

- Two-bedroom period conversion
- South-facing private patio garden
- Good condition throughout
- Period features
- Close to transport links
- Close to local amenities