



**Graham Road**

**E8**

**£1,000,000**

**Bedrooms: 5**

**Bathrooms: 1**

**Receptions: 2**

A 5-bedroom house in the heart of Hackney Central, offered with no onward chain.

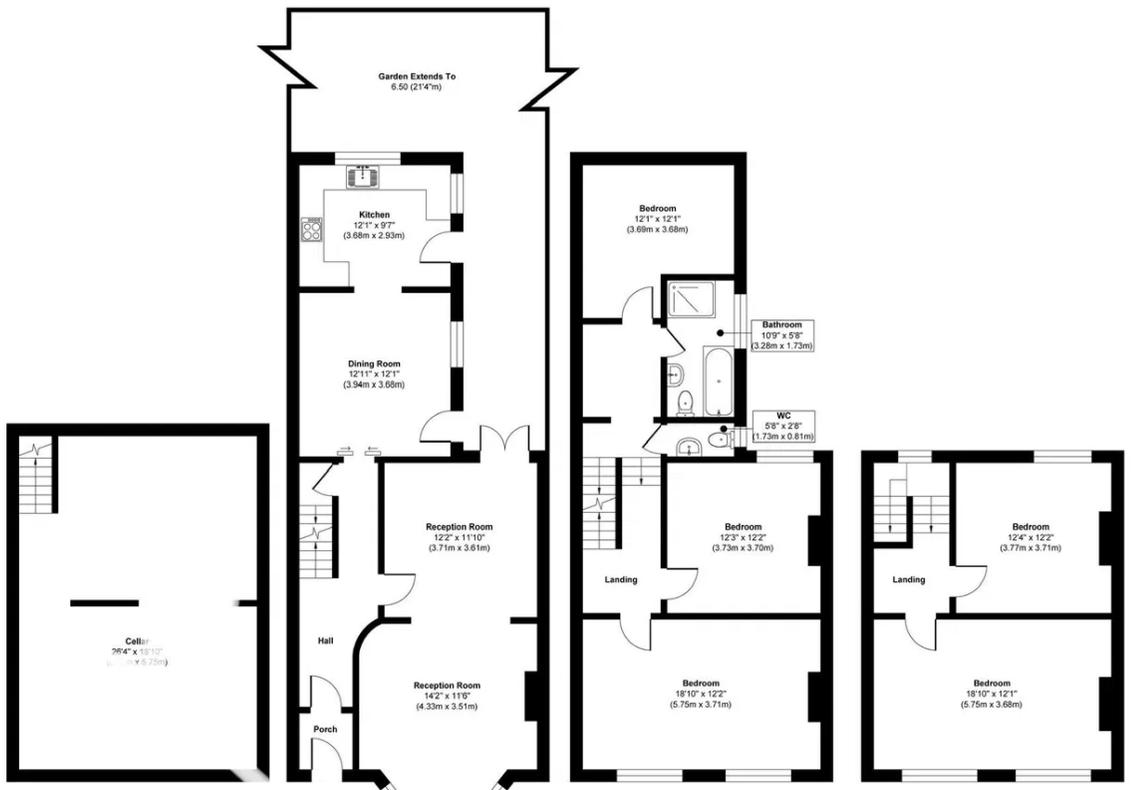
This Victorian mid-terrace property retains many of its original period features, offering character and charm with significant potential for modernisation. Arranged over four floors, the house benefits from a spacious through lounge that is filled with natural light, highlighted by high ceilings with original cornicing and a decorative light rose.

The dining room is adjacent to the fully fitted kitchen, with both rooms offering direct access to the private garden. There is potential to extend this space with a side return (subject to planning permission), which would enhance both the property's value and living space.

On the upper floors, you will find five generous double bedrooms, a family bathroom, and an additional separate WC. The property is in a liveable condition, allowing you to carry out renovations at your own pace without the need for temporary accommodation.

Hackney Central Overground Station is just moments away, making commuting around London incredibly convenient. The area is well-served by a variety of bus routes, and Mare Street, with its bars, cafes, and shopping outlets, is just a short walk away, making this an exceptionally desirable location. With London Fields only a 10-minute walk away, you can enjoy the green, leafy spaces Hackney is renowned for.





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**Approx. Gross Internal Floor Area 2463 sq. ft / 228.93 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



