



Ground Floor Flat, 213 Graham Road, London, E8 1PE

£700,000

- Private garden
- London Fields with Lido
- Victoria Park
- Chain free
- Hackney Central
- Hackney Downs Park
- Regent's Canal
- Well rated schools

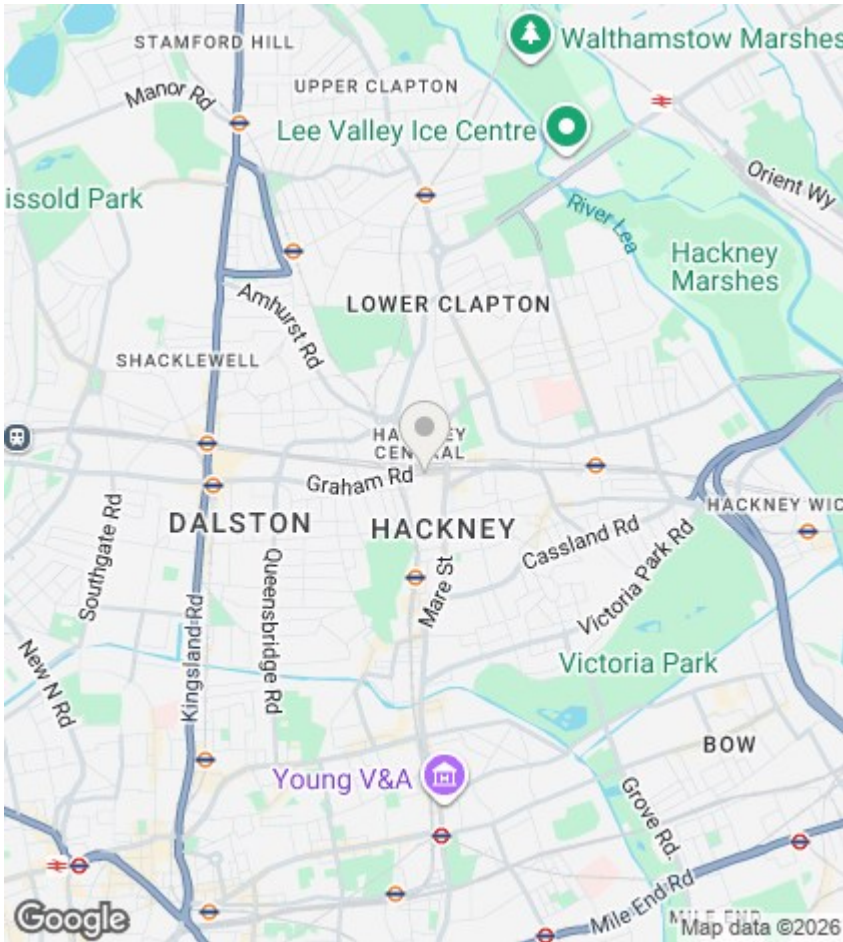
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Located in the heart of Hackney, Blakestanley are pleased to offer to the market this three-bedroom garden duplex. The property offers 1,000sqft of living space spread across two floors and comprises a kitchen/diner leading to a private rear garden, a separate reception room, three double bedrooms and two bathrooms. Other benefits include the proximity of many green spaces, including London Fields with its Lido, Victoria Park and Hackney Downs. An array of transport links are within easy reach such as Hackney Downs and Hackney Central as well as numerous bus routes making Shoreditch, the City and beyond easily accessible. Many well rated schools are in the area and a short walk away is Broadway Market and the Regent's Canal. The property is being sold chain free.



Council Tax Band: D





Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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