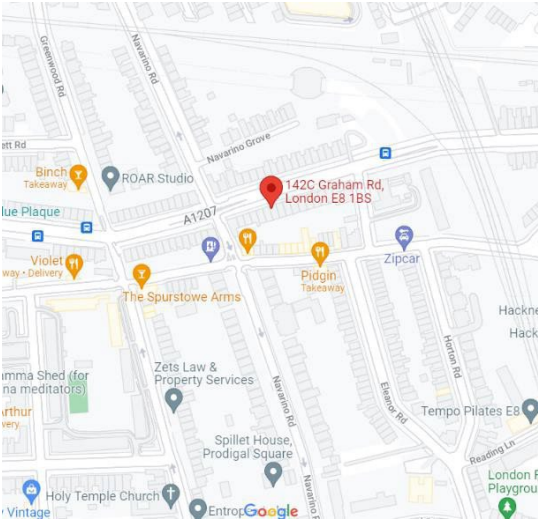




Graham Road, London, E8 1BS

This one-bedroom flat with a separate study, set within a period conversion, is superbly located on the first floor of this four-storey Victorian house. Retaining some glorious features including large sash windows and exceptional ceiling heights, the property also offers a modern open-plan kitchen. The property benefits from one bedroom and a separate study room, which is accessed independently from within the building. Conveniently located for the leafy green spaces of London Fields, Broadway Market and Mare Street, as well as excellent transport links including Hackney Central Overground station. The property is currently being sold with a tenant in situ, making it ideal for investors seeking immediate rental income, or for homeowners who are prepared to wait until the tenancy term ends and notice can be served for vacant possession. No chain.

Share of Freehold: £425,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

£425,000 Subject to Contract
 Tenure: share of Freehold
 Local Authority: Hackney

Approximate Area: 465.43sqft / 43.24 sqm
 Council Tax: Band: C





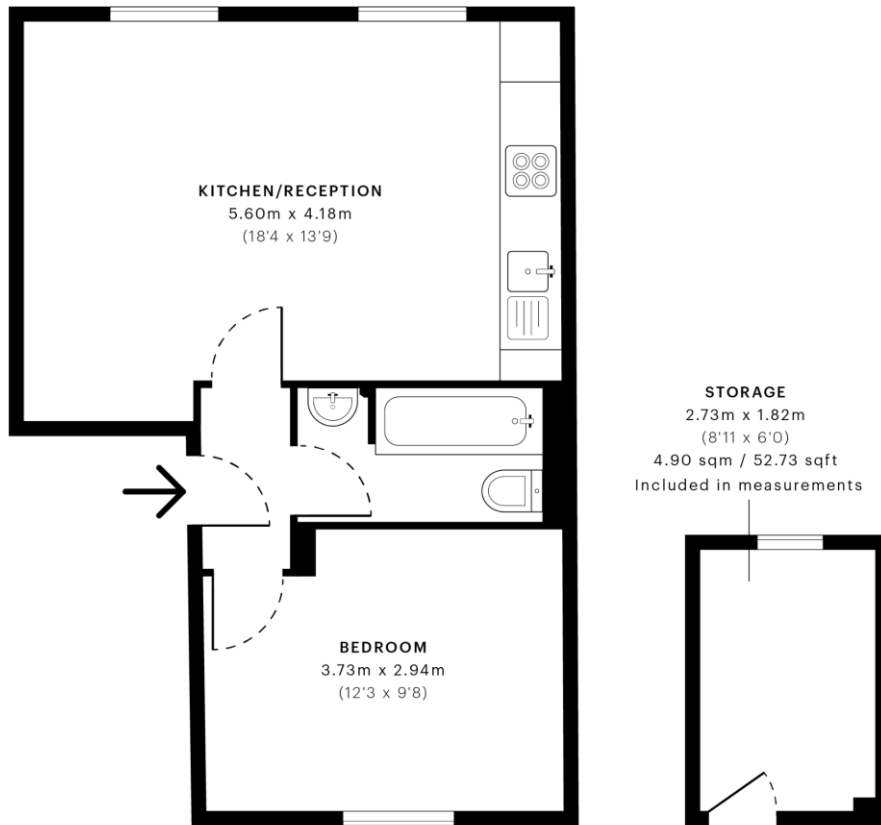


Graham Road, E8

CAPTURE DATE 27/09/2021 LASER SCAN POINTS 979,919


GROSS INTERNAL AREA

43.24 sqm / 465.43 sqft




— First Floor

 GROSS INTERNAL AREA (GIA)
 The footprint of the property
 43.24 sqm / 465.43 sqft

 NET INTERNAL AREA (NIA)
 Excludes walls and external features
 Includes washrooms, restricted head height
 37.16 sqm / 399.99 sqft

 EXTERNAL STRUCTURAL FEATURES
 Balconies, terraces, verandas etc.
 0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT
 Limited use area under 1.5 m
 0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 43.48 sqm / 468.01 sqft
 IPMS 3C RESIDENTIAL 42.31 sqm / 455.42 sqft

SPEC ID 614221b80ec3420e8247c5f0