



Graham Road, E8

OIEO £425,000 Share of Freehold

1 Bedroom Apartment

416 sq ft (approx)

Key Features

- Share Of Freehold
- Modern Fittings
- Immaculate Presentation
- Close to Amenities
- Chain Free
- Stunning Kitchen

Property Description

Nestled on the first floor of a substantial Victorian house on Graham Road, this delightful one-bedroom flat seamlessly blends classic charm with modern convenience. Benefitting from a spacious modern kitchen with breakfast bar, separate living room, double bedroom and chic bathroom. Further benefitting from a share of freehold and offered with no onward chain. Offering easy access to vibrant

amenities on Mare Street and Broadway Market, as well as a host of transport links including being only seconds from Hackney Central station, as well as easy access to Hackney Downs and Dalston Junction overground stations.

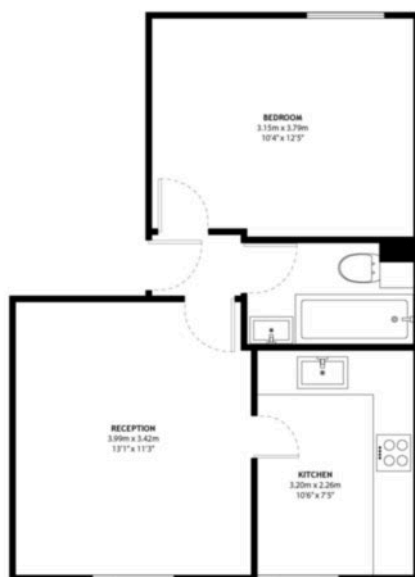
Further Material Information available, please request from relevant branch.



Floorplan

GRAHAM ROAD E8

Approximate Gross Internal Area
38.70 m² / 416.56 sq^{ft}



FIRST FLOOR

Council Tax Band: C

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Hackney Office

336 Mare Street, Hackney, London, E8 1HA
020 8525 7788 hackney@keatons.com



Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. In accordance with The Consumer Protection from Unfair Trading Regulations the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only.