



LIVINGSPLACE  
ESTATE AGENTS

GRAHAM ROAD | | HACKNEY | E8 1BS

ASKING PRICE £425,000

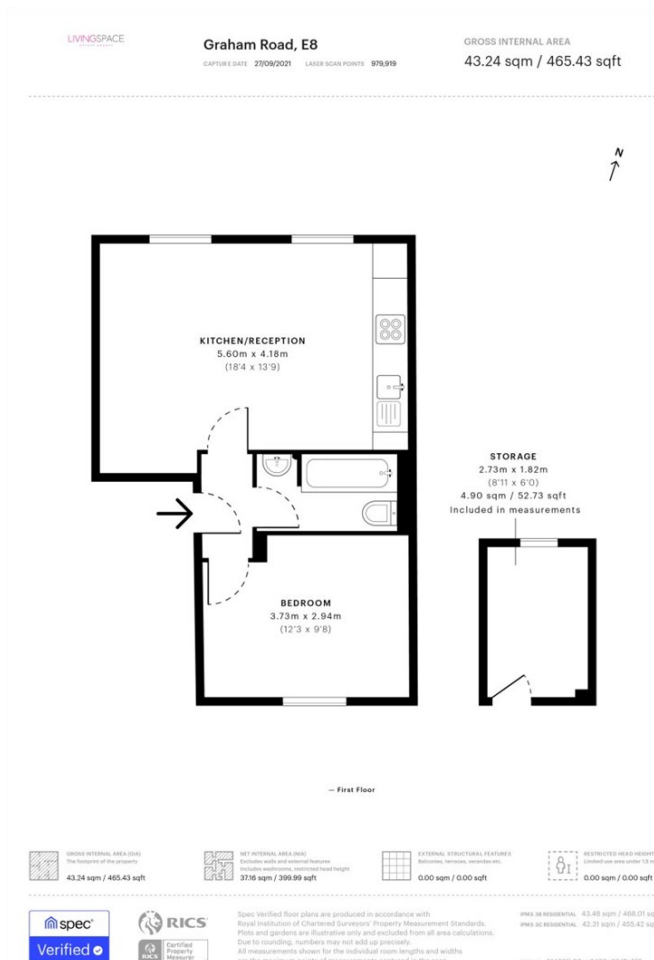
LIVINGSPLACE  
ESTATE AGENTS

GRAHAM ROAD |  
HACKNEY | E8 1BS  
ASKING PRICE £425,000

THIS ONE BEDROOM FLAT WITH SEPARATE STUDY WITHIN A PERIOD CONVERSION IS SUPERBLY LOCATED ON THE FIRST FLOOR OF THIS FOUR STOREY VICTORIAN HOUSE. RETAINING SOME GLORIOUS FEATURES, LARGE SASH WINDOWS, EXCEPTIONAL CEILING HEIGHTS. OFFERING MODERN OPEN PLAN KITCHEN. PROPERTY BENEFITS FROM ONE BEDROOM AND SEPARATE STUDY ROOM, ENTERED SEPARATELY FROM THE FLAT WITHIN THE BUILDING. CONVENIENTLY LOCATED FOR THE LEAFY GREEN SPACES OF LONDON FIELDS, BROADWAY MARKET AND MARE STREET AND TRANSPORT LINKS INCLUDING HACKNEY CENTRAL OVERGROUND STATION. NO CHAIN.

- CONVERSION
- 1 BED
- 1 RECEPTION
- 1 BATHROOM
- COUNCIL TAX BAND C
- SHOWER
- GAS CENTRAL HEATING

KITCHEN  
LIVING/DINING ROOM  
BEDROOM  
BATHROOM



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

COUNCIL TAX BAND C  
EPC RATING

105 ST PAULS ROAD  
ISLINGTON  
LONDON  
N1 2NA  
020 7354 0505  
INFO@LSEA.CO.UK