



GRAHAM ROAD | | DALSTON | E8 1PE

£4,200 PER MONTH

LIVINGSPLACE
ESTATE AGENTS

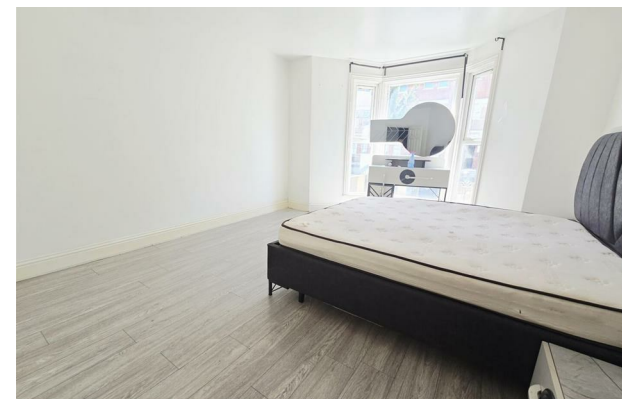
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NESTLED IN THE VIBRANT AREA OF GRAHAM ROAD, E8, THIS SPLENDID FLAT OFFERS A PERFECT BLEND OF COMFORT AND MODERN LIVING. WITH FOUR SPACIOUS BEDROOMS, THIS PROPERTY IS IDEAL FOR FAMILIES, SHARERS OR THOSE SEEKING EXTRA SPACE FOR GUESTS OR A HOME OFFICE. THE FLAT FEATURES A WELL-APPOINTED RECEPTION ROOM, PROVIDING A WELCOMING AREA FOR RELAXATION AND SOCIAL GATHERINGS.

THE TWO BATHROOMS ENSURE CONVENIENCE FOR ALL RESIDENTS, MAKING MORNING ROUTINES AND EVENING UNWINDING A BREEZE. THE LAYOUT OF THE FLAT IS THOUGHTFULLY DESIGNED TO MAXIMISE SPACE AND LIGHT, CREATING AN INVITING ATMOSPHERE THROUGHOUT.

GRAHAM ROAD IS KNOWN FOR ITS LIVELY COMMUNITY AND EXCELLENT AMENITIES, INCLUDING SHOPS,

- FLAT
- 2 BATHROOMS
- NO SPECIAL ACCESSIBILITY
- WASHING MACHINE
- CLOSE TO LOCAL AMENITIES
- 4 BEDS + 1 RECEPTION
- ENERGY RATING : C
- NO PARKING
- GAS CENTRAL HEATING
- IDEAL FOR FAMILIES



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

COUNCIL TAX BAND C
EPC RATING

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