



Delightful four bedroom Freehold family house.

Graham Road, Hackney, London, E8

£1,485,000 Freehold



Charming family home over four floors
Well-proportioned room sizes
Well-configured layout
Beautiful and well-maintained private garden
Situated on a characterful leafy street

Local Information

Graham Road is excellently located, with both the open green spaces of London Fields and Broadway Market nearby. Bus routes on Graham Road and Kingsland High Street provide transportation across town and the London Overground at Dalston Junction is a just a short walk from the property

About this property

A charming mid terrace characterful house offered to the market in one of East London's trendiest hot spots. This rare to the market Freehold is arranged over four levels comprising of over 1700sqft. with accommodation that is spacious and light throughout. Each floor is well-configured and the rooms are well proportioned giving the house a lovely flow. This home has an abundance of period features along with a large and beautiful well maintained private garden to the rear.

Tenure

Freehold

Local Authority

London Borough of Hackney

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Office.

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Graham Road, Hackney, London, E8
Gross Internal Area 1799 sq ft, 167.1 m²

Approximate Area = 167.1 sq m / 1799 sq ft (Including Eaves Storage)
Including Limited Use Area (6.4 sq m / 69 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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