



Well-configured two bedroom apartment in prime Hackney location.

**Noble House, 255 Graham Road, London, E8**

£525,000 Leasehold (111 years remaining)





- Well-configured
- Well-proportioned layout
- Prime Hackney location
- Third floor
- Boutique development

### Local Information

Graham Road is well located to the green open spaces of London Fields and just around the corner from the vibrant Broadway Market. Transport links are excellent with Hackney Central Overground station under 0.2 miles away as well as the many bus routes on Mare Street.

### About this property

This well-proportioned, light and airy modern apartment is situated on the third floor of this boutique development right in the heart of Hackney. The accommodation is well-configured and comprises a large open plan reception/kitchen, two double bedrooms and two bathrooms. The spacious open plan layout gives the flat a lovely flow throughout and has the added bonus of Juliet windows to the front of the living room.



### Tenure

Leasehold (111 years remaining)

### Local Authority

Hackney

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Office.  
Telephone: +44 (0) 20 7241 4111.

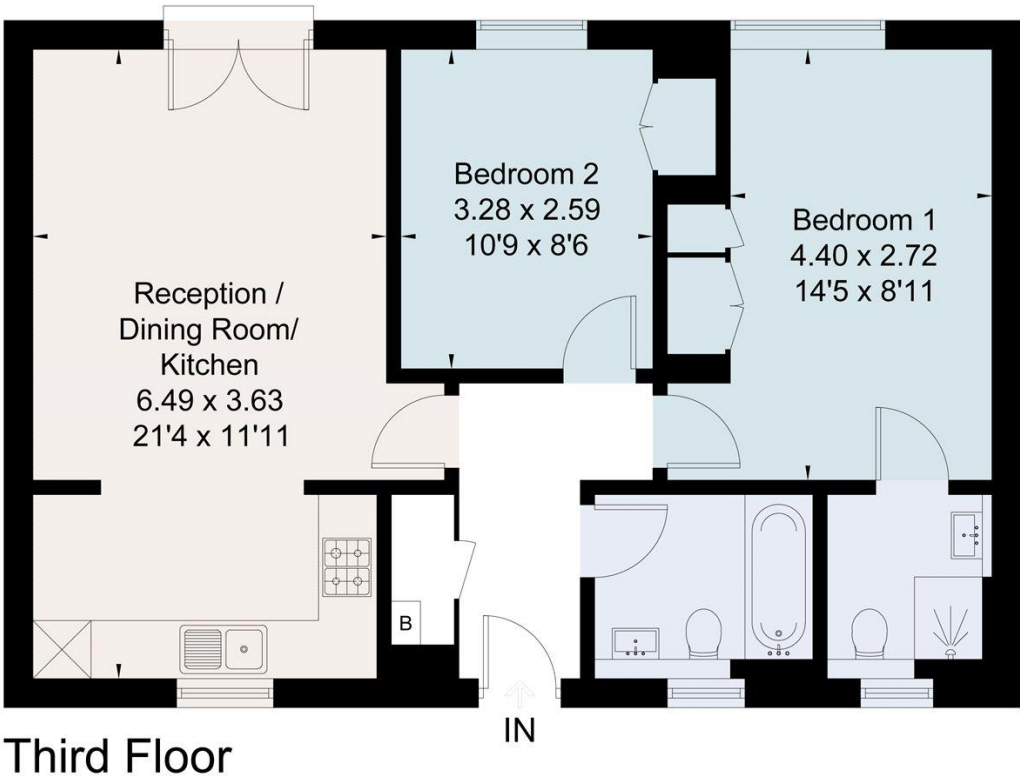







Noble House, 255 Graham Road, London, E8  
Gross Internal Area 703 sq ft, 65.3 m<sup>2</sup>

Approximate Area = 65.3 sq m / 703 sq ft  
Including Limited Use Area (0.7 sq m / 7 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	80	80
(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		

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