



Well-configured two bedroom apartment in prime Hackney location.

Noble House, 255 Graham Road, London, E8

£525,000 Leasehold (111 years remaining)

savills

- 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.





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.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 285234

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210902MEHT

