

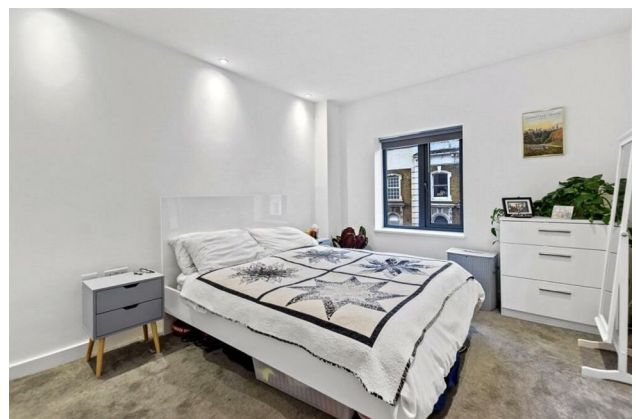
HUNTERS®

HERE TO GET *you* THERE

Graham Road, London, E8

Offers In Excess Of £325,000

Property Images



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HERE TO GET *you* THERE

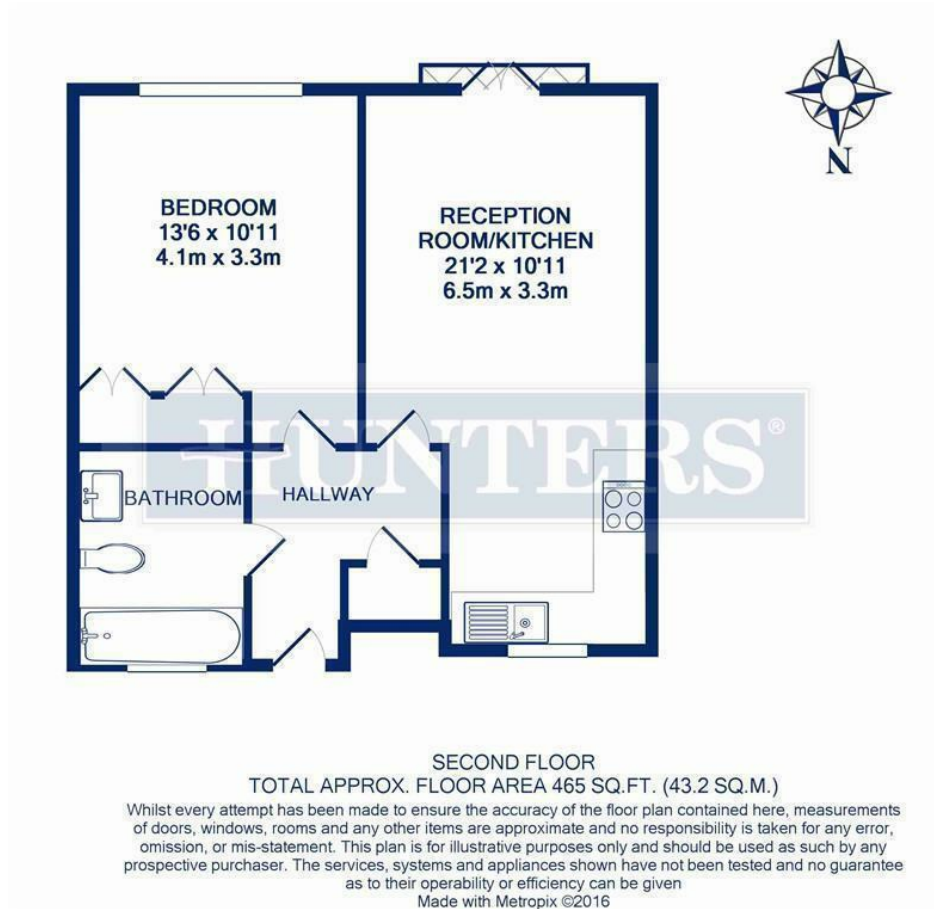
Property Images



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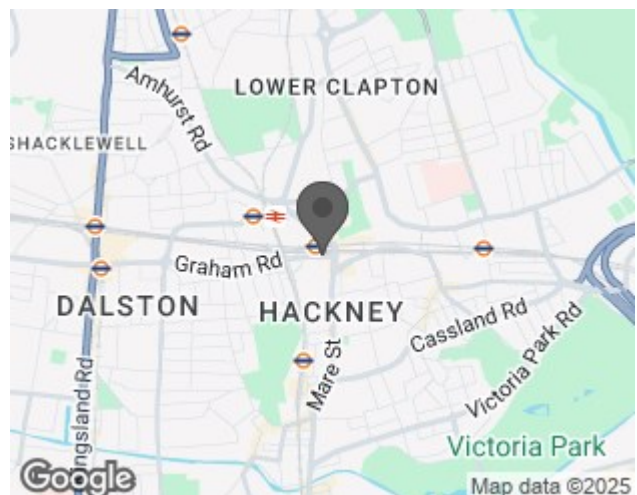
Floorplan



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: Apartment Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

Cash buyers only

A superbly presented one-bedroom apartment set on the second floor of a popular boutique development of just 12 homes, offered to the market chain free.

The property is finished to a modern standard throughout and comprises a bright open-plan reception room with a contemporary fitted kitchen and doors opening onto a Juliet balcony, providing excellent natural light. The bedroom is a well-proportioned double with fitted wardrobes, while the bathroom is stylishly finished with a modern suite including a bath with overhead shower.

The apartment measures approximately 465 sq. ft. (43 sq. m.) and further benefits from a secure communal entrance with video entry system, communal outside space and bike storage.

Noble House is well positioned on Graham Road, ideally placed for the amenities of Hackney, Dalston and London Fields. Hackney Central and Hackney Downs stations are within easy reach, offering swift and direct access to the City and West End, while the shops, cafés, bars and restaurants of Hackney, Shoreditch and Islington are all close by.

Features

• Chain free • Open plan living • Second floor • Good condition throughout • Juliet balcony • Fitted wardrobes • Close to local amenities • Close to transport links