



LOVE LIVING  
HACKNEY



Flat 5 168 Graham Road, London, E8 1BS  
Offers in excess of £400,000





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# Flat 5 168 Graham Road

London, E8 1BS

- Beautifully presented top floor one-bedroom flat within a converted Victorian property
- Large loft space with potential to extend (subject to planning permission)
- Excellent storage throughout, including bespoke staircase cupboards
- Just a short walk to London Fields, perfect for green space and the popular Lido
- Bright and airy throughout with excellent natural light
- Spacious reception room featuring exposed brickwork and original fireplace
- Newly refurbished kitchen with bespoke cupboards and modern fittings
- Excellent transport links with Hackney Central overground within easy reach

## The Home –

This beautifully presented split-level one-bedroom apartment sits within a converted period property on Graham Road, offering a perfect blend of character and modern living. The home has been thoughtfully updated throughout, creating a bright, airy and highly functional space that feels both stylish and welcoming. From the exposed brickwork and original wooden flooring to bespoke storage solutions and carefully curated finishes, this is a home that has been lovingly improved and maintained. With a well-balanced layout and excellent use of space, it's perfectly suited for modern living, whether relaxing, entertaining or working from home. A short walk away is Hackney Central overground and also nearby is the famous open green space of London Fields, plus Broadway Market with all its wonderful cafes, bars and restaurants.



### The Indoors

Entering the property through your own front door, you are welcomed into a private entrance area a practical and inviting space ideal for coats, shoes and everyday essentials. From here, stairs lead you up into the main body of the flat, where the sense of light and openness immediately becomes apparent. At the top of the stairs, the layout unfolds naturally. Directly ahead, the space opens into the main living area, with the bedroom positioned just off to the side, creating a semi-open flow while still maintaining a sense of separation.

The reception room is a warm and characterful space, featuring beautifully maintained original wooden floors, an exposed brick feature wall with fireplace, and bespoke built-in shelving. Large double-glazed windows flood the room with natural light, enhancing the calm, neutral tones and making it a perfect place to relax or entertain. A cleverly positioned workspace also offers a practical work-from-home setup without compromising the living space.

The bedroom sits just beyond, thoughtfully arranged to maximise space and comfort. It accommodates a king-size bed and benefits from two generous built-in wardrobes, bespoke Roman blinds from John Lewis, and a newly installed double-glazed window. The finish is soft and contemporary, creating a calm and restful environment.

Moving back through the living space, the bathroom is conveniently positioned just before the kitchen. It is bright and well-proportioned, finished in a classic style with a bath and shower attachment, WC, hand basin and useful built-in storage. Recently redecorated, it feels fresh, clean and in keeping with the rest of the home.

To the rear, the kitchen is both stylish and highly functional. Newly fitted and refurbished cupboards provide ample storage, complemented by wooden worktops and a sleek finish. Appliances include a Smeg fridge freezer and a brand new Hotpoint washer/dryer, alongside a recently updated sink and tap. A cleverly designed wall-mounted dining table makes excellent use of the space, ideal for everyday dining.

Throughout the flat, improvements such as new double-glazed windows, professionally restored wooden flooring, bespoke staircase storage, and a carefully chosen paint palette elevate the overall feel, making this a truly move-in ready home. Additional benefits include access to a large loft, offering excellent storage and future potential.





### Loving the Location

Graham road is excellently located in central Hackney, just moments from the popular London Fields and vibrant Mare Street, and close to the green spaces of Victoria Park and the Regents Canal path. There are numerous amazing restaurants locally, notably Lardo on Richmond Road, the renowned Angelinas on Dalston Lane, Elliots and Bright on Mare Street plus Violet on Wilton Way. Weekly markets take place at Victoria Park, Well Street and Broadway Market has a reputation for some excellent places to eat and drink; it also hosts a food market on Saturdays.

The E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters. Broadway Market itself has a huge array of cafes, pubs, and restaurants to enjoy and on Saturdays it comes alive with the Market that brings wonderful food options and Vinyl, clothing stalls aplenty.

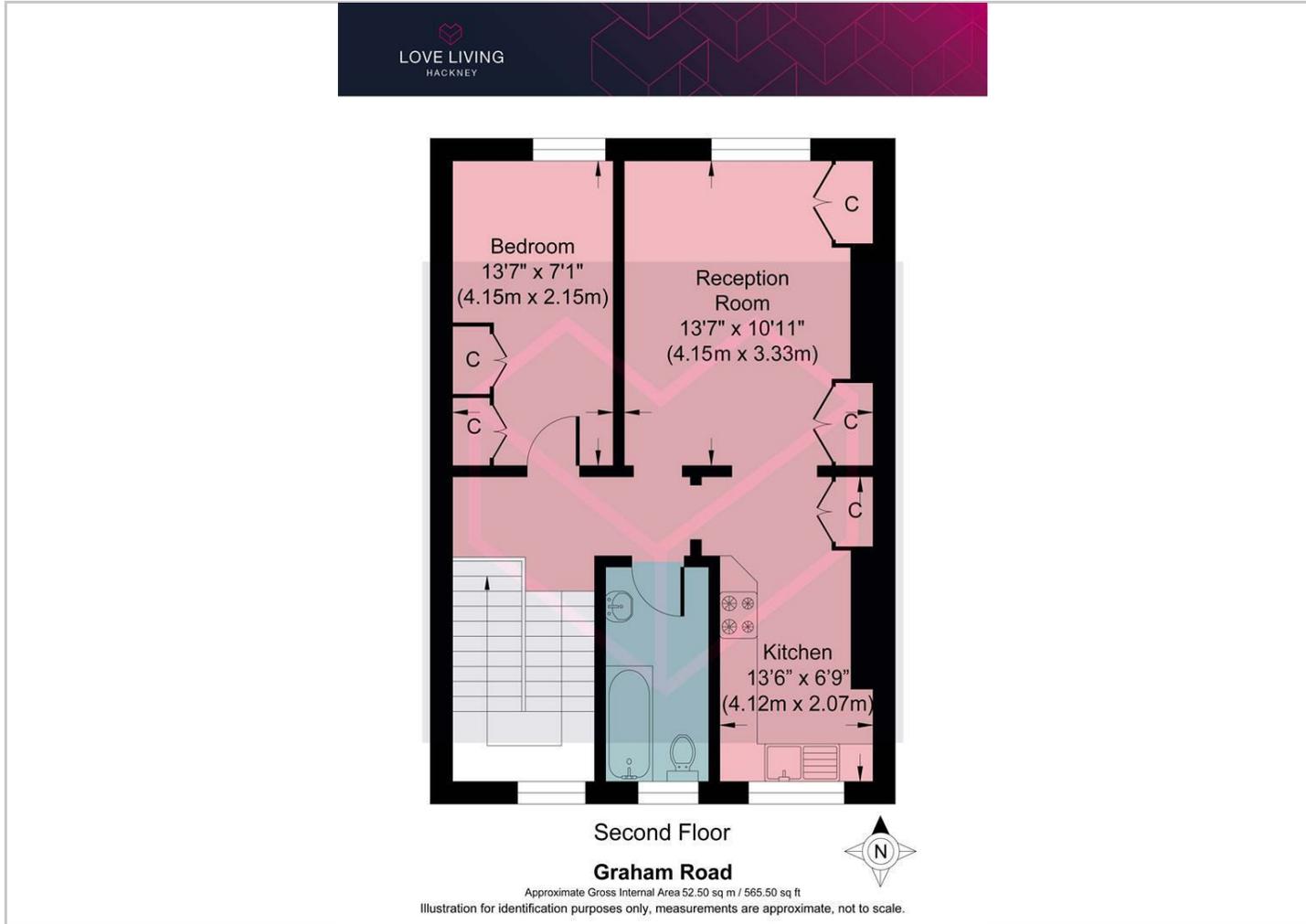
Transport links are excellent, with Hackney Central and London Fields Overground stations both within easy reach, offering swift connections into the City, West End and beyond.

This is a location that perfectly balances urban energy with green space and local charm making it an exceptional place to call home.

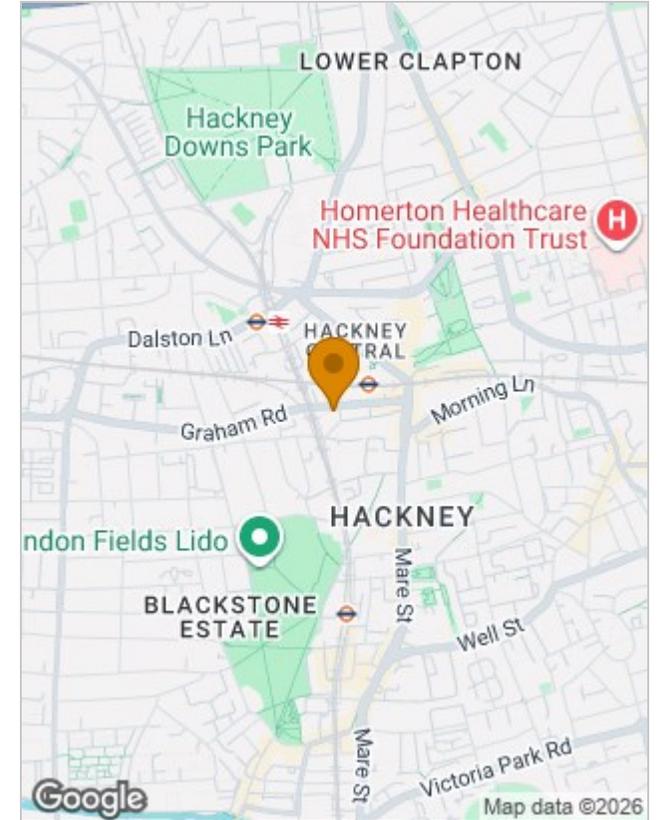




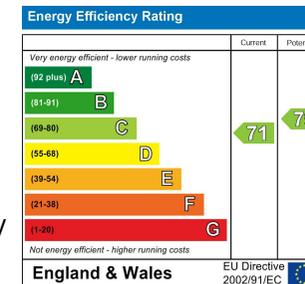
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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