



LOVE LIVING
HACKNEY



159 Graham Road, London, E8 1PD

Offers in excess of £475,000





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- Moments from London Fields and Broadway Market
- Exposed brick
- Farrow & Ball
- Chain free
- South facing sash windows
- 3 minute walk to Hackney Central overground
- Share of freehold
- Split level

The Home -

This loft style, split level one-bedroom apartment on Graham Road forms part of a converted end of terrace Victorian house. Located just a short walk from the famous London Fields with its outdoor swimming pool and the wonderful cafes/restaurants of Broadway market. Inside we have exposed brickwork, south facing Sash windows, built in wardrobes, hardwood flooring, Hunter ceiling fans on both levels and a thoughtfully prepared Farrow & Ball paint scheme. Hackney Central overground is a 3 minute walk away which provides fantastic access to Central London and beyond. The apartment is chain free and comes with a share of the freehold.



The Indoors

Accessed via the communal hallway, through a new front door into the entrance hall, which is painted in Farrow & Ball "Salt", we have room for shoes/coat storage and a hard wood floor. To the left we have the bedroom painted in Farrow & Ball "Dead Flat All-White", it has a south facing double glazed sash window lets the light in, we have hard wood flooring under foot, a Hunter ceiling fan, an upright wall mounted radiator and built in wardrobes. The current owner has made a cleverly hidden office area under the stairs - perfect for working from home but also easily adaptable back to storage if preferred. The bathroom is light and well-proportioned, painted in Farrow & Ball "Faded Terracotta" and is equipped with a bath with shower attachment, hand basin, WC and there is another south facing double glazed sash window.

The stairway has exposed brick and has recently been re-carpeted, it's painted in Farrow & Ball "Salt" and features a glass blocked wall for extra light. The open plan living room/kitchen is a very welcoming and homely space. Two large double glazed sash windows flood the space with natural light, there is more of the hard wood flooring underfoot and exposed brick. The kitchen/dining area is painted in Farrow & Ball "Tar" - matching the charcoal Magnet kitchen which has fitted Samsung appliances all with five year warranties (Washer-Dryer, free standing Fridge/Freezer, and oven) all of which are included in the sale. There is plenty of space for a dining table and chairs and another ceiling mounted Hunter fan.

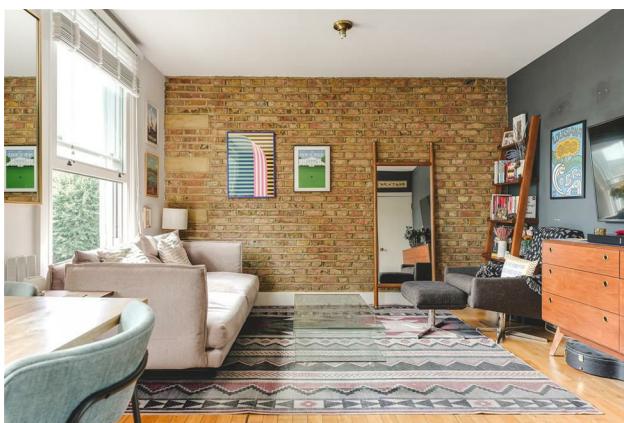
Loving the location

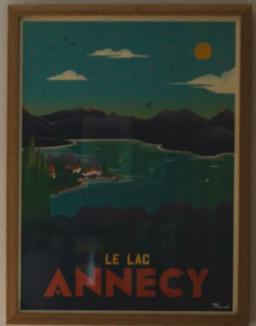


Graham road is excellently located in central Hackney, just moments from the popular London Fields and vibrant Mare Street, and close to the green spaces of Victoria Park and the Regents Canal path. There are numerous amazing restaurants locally, notably Lardo on Richmond Road, the renowned Angelinas 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.

London Fields is a short walk away and nestled in the middle is the famous London Fields Lido. London Fields Overground Station is moments away, whilst Hackney Central station is just a 3 minute walk, both offering easy access into the City and West End.

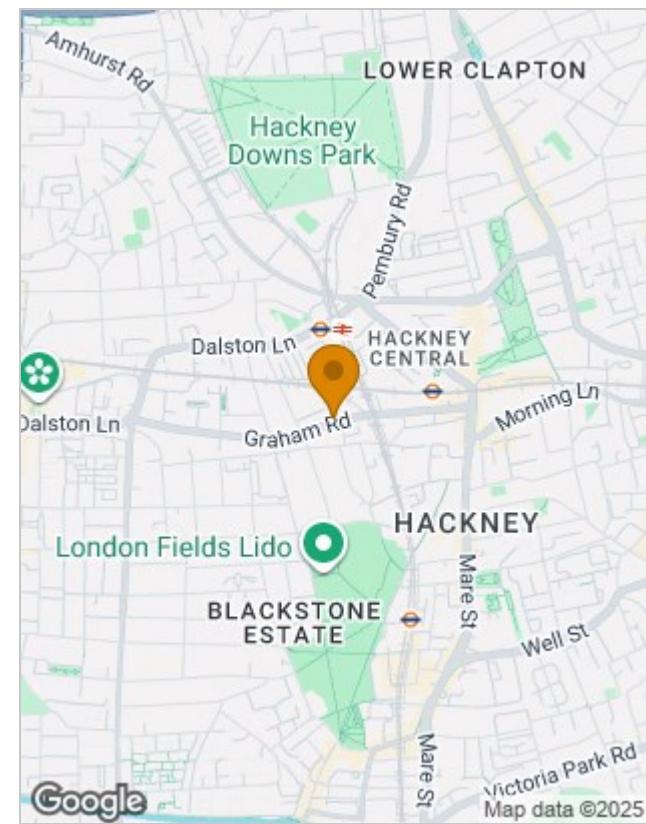




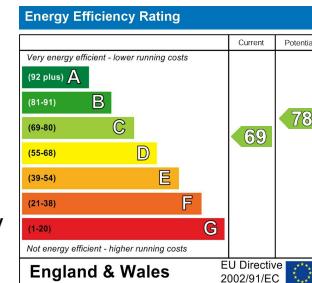
Floor Plans



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.