



LOVE LIVING  
HACKNEY



123d Graham Road, London, E8 1PD

£450,000



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# 123d Graham Road

London, E8 1PD

- Share of freehold
- Moments from London Fields and Broadway Market
- Original wooden floors
- Excellent transport links
- Shared use of decked garden
- Entrance on Navarino Road
- No onward chain
- EPC rating of C

## The Home -

Forming part of a converted Victorian house on the corner of Navarino Road and Graham Road, this one bedroom apartment comes chain free and with a share of the freehold, original wooden floors and a lovely shared communal garden space. The communal front door is positioned on Navarino Road and located just a couple of minutes walk from the famous London Fields - with its outdoor swimming pool and open green spaces. Broadway Market is also on the doorstep offering fantastic cafes, restaurants and the Saturday market. Wilton Way is opposite and has a great array of cafes and pubs. Transport links from here a dream with Hackney central overground offering very swift access into central London and beyond.



£450,000



## The Indoors

Upon entering the apartment, you're immediately greeted with a seamless layout. To your left, the kitchen area sits bright and well-ventilated, thanks to thoughtfully placed windows that allow natural light to stream in. With ample storage solutions for all your culinary tools, this space is ideal for cooking and casual dining. Adjacent to the kitchen is the main bathroom, fully equipped with a fitted showerhead and bathtub. Continuing through the apartment, you'll find the living area, a beautifully proportioned space that easily accommodates a full sofa set and entertainment set up. This room is filled with light and offers the perfect balance between comfort and functionality. Opposite the living space sits the main bedroom which comfortably fits a double bed and wardrobe. With clever use of space and a clean modern aesthetic, it offers everything needed, for a warm and practical bedroom.

## The Outdoors

One of the standout features of this property is the shared garden, accessed from the ground floor. This beautifully maintained outdoor space offers a space with plenty of room to dine, relax, or entertain friends and family.

## 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.

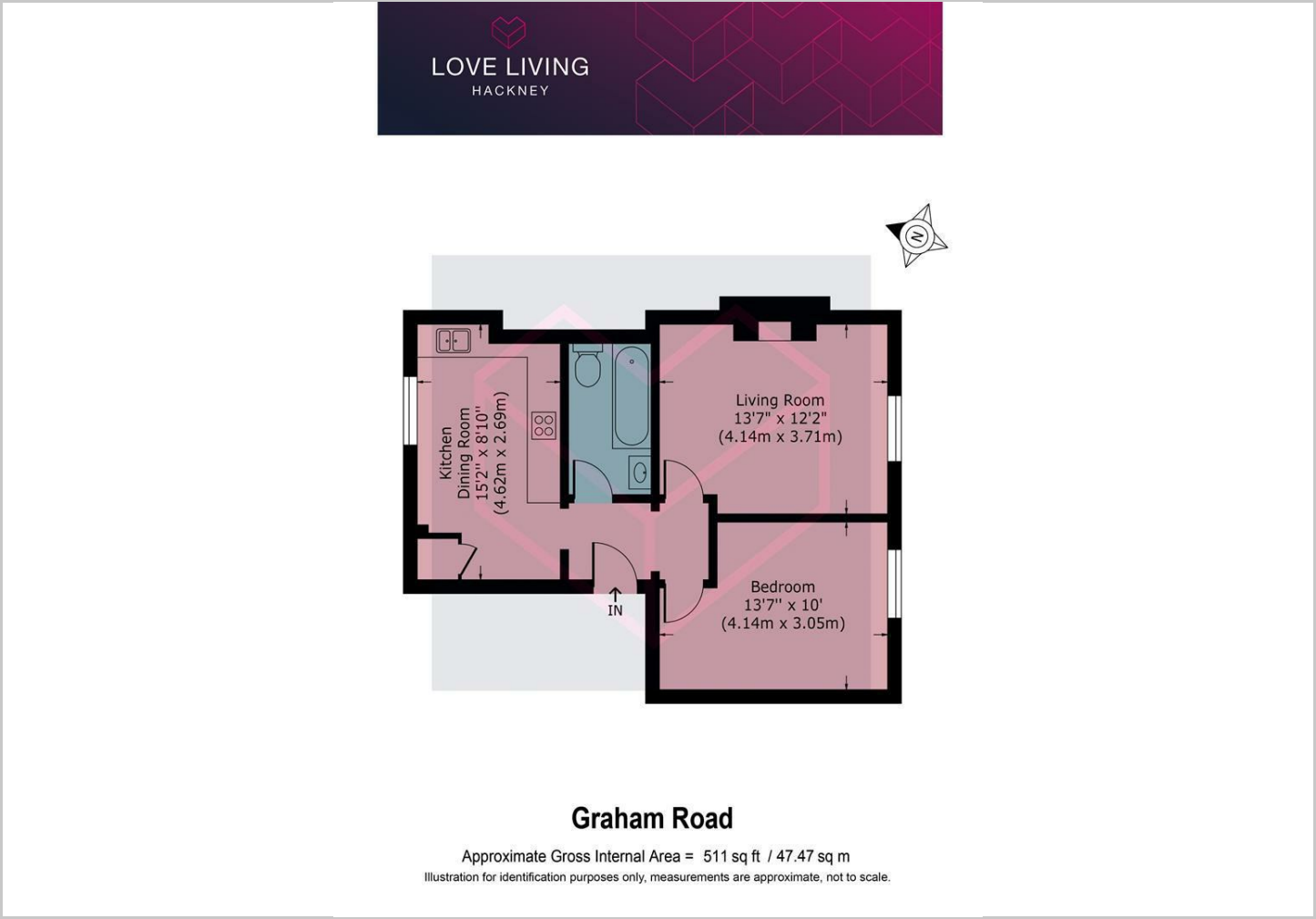
London Fields is a short walk away and nestled in the middle is the famous London Fields Lido. London Fields Overground Station is moments away, whilst Hackney Central station is just a 3 minute walk, both offering easy access into the City and West End.







Floor Plans



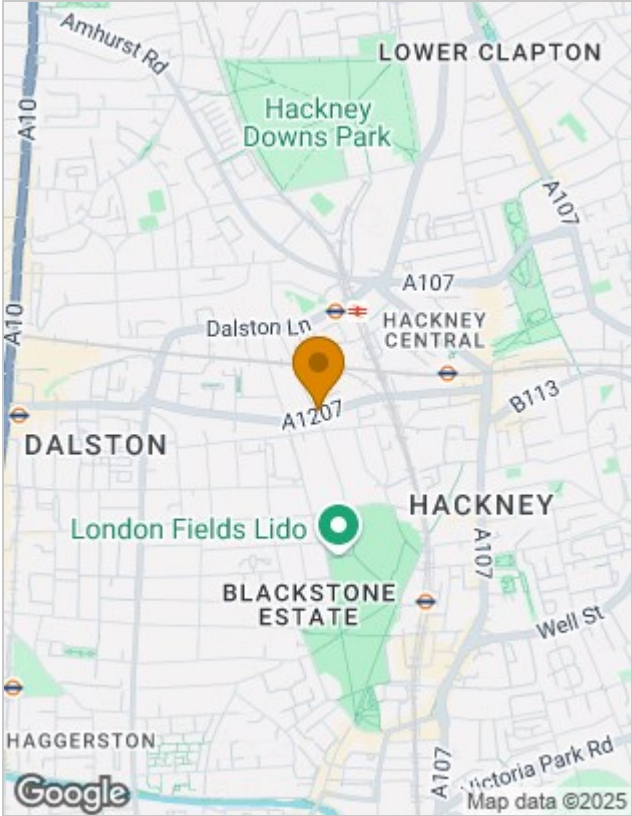
Viewing

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.

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Location Map



Energy Performance Graph

