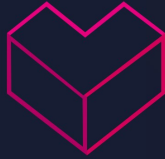


LOVE LIVING



183 Graham Road, London, E8 1PD
£800,000





183 Graham Road

London, E8 1PD

- Three-bedroom Victorian conversion
- Kitchen renovated with Bosch appliances
- Large cellar and additional loft storage
- Excellent transport links
- Landscaped mature rear garden with cedar garden room
- Timber double-glazed windows and doors
- High ceilings and original Victorian proportions
- Loft, floor and wall insulation improvements

The Home -

Occupying the ground and first floors of a Victorian conversion on Graham Road, this three-bedroom conversion unfolds across 1,590 sqft (including the garden room and cellar) with a layout that feels more akin to a house than a flat. The plan balances well-proportioned living spaces with a remarkable rear garden, where a winding timber path leads through mature planting to an elegant cedar garden house nestled amongst the trees. The current owners have improved the property throughout. The kitchen and bathroom have both been refurbished, timber double-glazed windows and doors installed, and insulation added to the loft, suspended ground floor and rear bedroom walls.

Graham Road occupies one of Hackney's most established residential pockets, perfectly positioned between Hackney Central, London Fields and Hackney Downs. Independent cafés, restaurants and shops line nearby Mare Street, while Broadway Market, Wilton Way and Dalston are all within easy reach. London Fields and Hackney Downs provide acres of green space close by, and Hackney Central Station is just moments away, making this a location that combines everyday convenience with the best of East London's neighbourhood culture.



£800,000



The Indoors

Entry is via the ground floor, where a central hallway connects the main bedrooms. To the front sits the reception room, distinguished by its beautiful bay window, high ceilings and bespoke floor-to-ceiling shelving that create a library-like backdrop. Secondary glazing has been added to the bay window, improving both comfort and energy efficiency while retaining the character of the original proportions. To the rear, the kitchen has been thoughtfully refurbished with shaker-style cabinetry, timber worktops, a Belfast sink and integrated Bosch appliances. Generous dining space sits alongside, while glazed timber doors open directly onto the rear deck and garden beyond, creating a natural extension of the living space during the warmer months. The bathroom has also been updated, pairing rich blue tiling with warm ochre tones, black fittings and a full-sized bath with overhead shower. The result feels contemporary while remaining in keeping with the character of the building.

The main bedroom occupies the front of the house and enjoys excellent proportions, while two further bedrooms are arranged on the first floor, both overlooking the garden and mature greenery beyond. One is currently configured as a nursery, though both offer flexibility as guest bedrooms, studies or work-from-home spaces. Beyond the aesthetic improvements, considerable attention has been paid to the fabric of the building. Timber double-glazed windows and doors have been installed throughout, while insulation has been added to the loft, suspended ground floor and external walls of the rear bedroom. Below ground, a substantial cellar provides exceptional storage, complemented by further loft storage above.

The Outdoors



The rear garden host a broad timber deck sits directly outside the kitchen, stepping down to a landscaped garden filled with mature planting, flowering borders and winding pathways. Towards the rear, the detached garden studio creates a separate destination within the plot, offering flexibility for home working, creative use or additional guest accommodation.

Loving The Location

Graham road is excellently located in central Hackney, just moments from the popular London Fields and vibrant Mare Street. 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



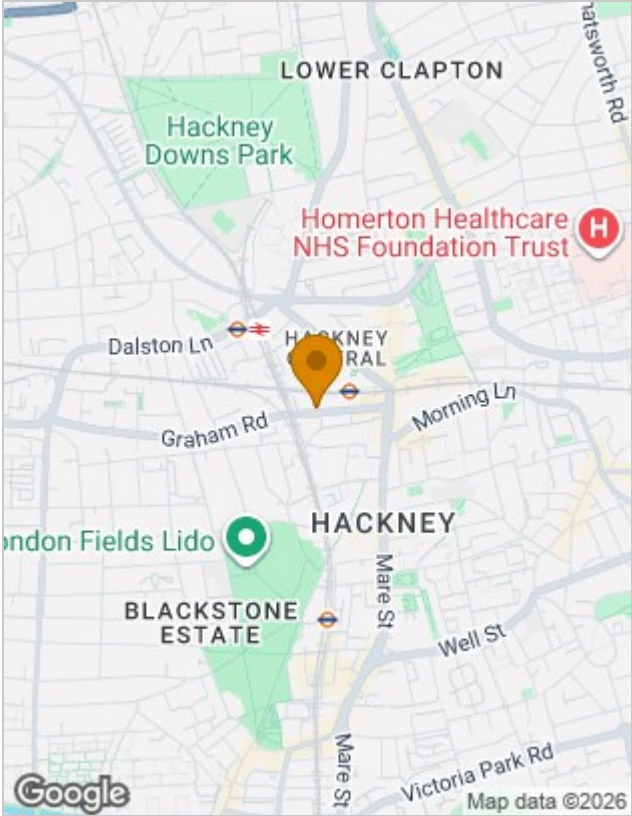
Viewing

Please contact our Love Living 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

