



42 Granard House
Bradstock Road, London

£300,000 Leasehold



42 Granard House Bradstock Road, London

326 Mare Street, Hackney, London, E8
1HA

0208 510 0808
www.kings-group.net

- Two Bedroom Flat
- Fourth Floor
- Needs Refurbishment/Modernisation
- Double Bedrooms
- Separate Living/Kitchen
- Private Balcony
- Lease : 90 Years
- Excellent Location
- 0.8 Miles to Hackney Central Station
- EPC Rating : Awaiting

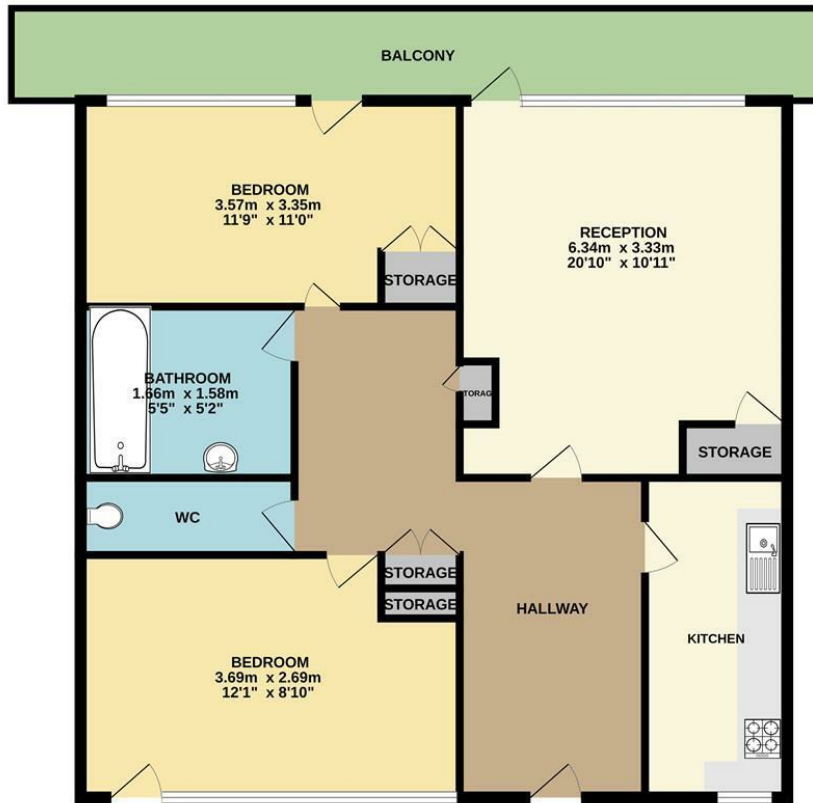
Construction Type - Concrete
Flood Risk - Rivers & Seas: Very Low, Surface Water:
Very Low

Kings Group are pleased to present this spacious two bedroom flat, offering a bright and airy living space with a private balcony boasting far-reaching city views. While the property requires some updating and work, it presents an excellent opportunity to add value and create a stylish home. The layout includes a well-sized reception room, a separate kitchen, two generous double bedrooms, and a bathroom with separate w/c, making it a comfortable and practical living space.

Ideally located near Homerton station, the flat benefits from excellent transport links and easy access to a range of local amenities. Residents can enjoy nearby cafes, shops, and restaurants, as well as green spaces such as Victoria Park and Hackney Marshes. With Westfield Stratford and the Queen Elizabeth Olympic Park also within easy reach, this property is well-positioned for both convenience and leisure.

Council Tax Band - B
Lease - 90 Years Remaining
Ground Rent - Awaiting
Service Charge - Awaiting

FOURTH FLOOR
70.0 sq.m. (753 sq.ft.) approx.



TOTAL FLOOR AREA: 70.0 sq.m. (753 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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