



215 Graham Road, London

£499,950 Leasehold



215 Graham Road, London

326 Mare Street, Hackney, London, E8
1HA

0208 510 0808
www.kings-group.net

- Two Bedroom Flat
- Split Level
- Good Condition Throughout
- Double Bedrooms
- Open Plan Kitchen/Living
- Abundance of Natural Light
- Lease : 104 Years
- Sought after Location
- 0.1 Miles to Hackney Central Station
- EPC Rating : E

Notice Of Offer

Property Address: Flat B, 215 Graham Road E8 1PE

We advise that an offer has been made for the above property in the sum of £490,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 326 Mare Street, Hackney E8 1HA

Agents Telephone Number: 0208 510 0808

Kings Group are delighted to present this beautifully maintained two-bedroom flat, offering bright and spacious accommodation throughout. Located on the first floor of a characterful period conversion, the property is in excellent condition and benefits from an abundance of natural light.

The heart of the home is the open-plan kitchen and living area, thoughtfully designed to create a modern and sociable space perfect for both everyday living and entertaining. The kitchen is well-equipped with

contemporary fittings and ample storage, while the living space is warm and welcoming with large windows that enhance the airy feel.

Both bedrooms are well-proportioned, offering comfortable living and flexibility for use as a guest room, home office, or nursery. The stylish bathroom is finished to a high standard with quality fixtures and fittings.

Ideally situated within easy reach of excellent transport links, local shops, cafés, and green spaces, this property presents a fantastic opportunity for first-time buyers, professionals, or investors. Early viewing is highly recommended.

Council Tax Band B

Lease - 104 Years Remaining

Ground Rent - Awaiting

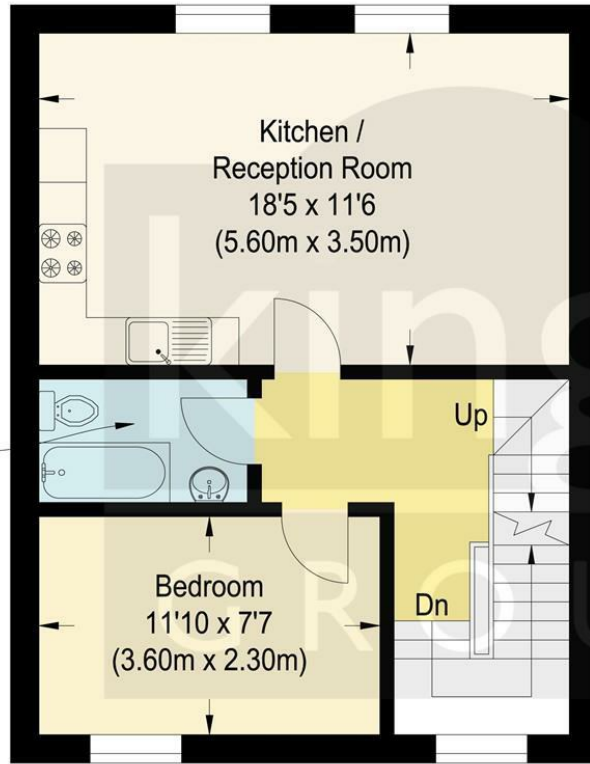
Service Charge - Awaiting

Construction Type - Standard (Brick)

Flood Risk - Rivers & Seas: Very Low, Surface Water:
High

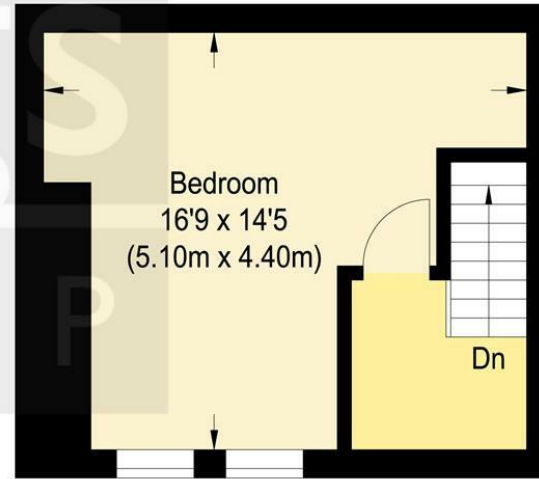


Bathroom
7'3 x 4'3
(2.20m x 1.30m)



First Floor

Second Floor



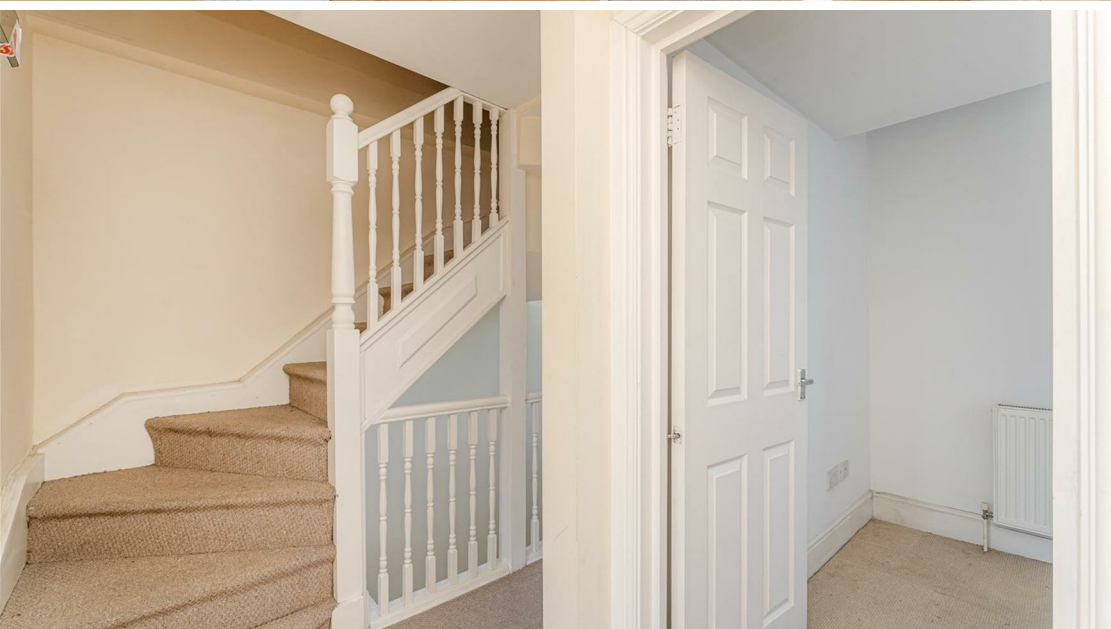
Third Floor

Graham Road

Approximate Gross Internal Floor Area : 68.0 sq m / 731.94 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.





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