



**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](http://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



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