



GRAHAM ROAD, LONDON, E8
£500,000 SHARE OF FREEHOLD

**A UNIQUE ONE BED SPLIT ACROSS THREE FLOORS
 SET IN A BEAUTIFUL PERIOD CONVERSION
 MOMENTS AWAY LONDON FIELDS.**

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

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DESCRIPTION:

Tucked away on the ever-charming Navarino Road and forming part of a characterful period conversion on Graham Road, this truly unique one-bedroom apartment is arranged over three split levels and offers a stylish, unconventional layout that is bound to appeal to lovers of architecture with personality.

From the moment you enter, you are greeted with a sense of space and intrigue. The layout unfolds gradually across the three levels, with the living room, kitchen and bedroom each occupying their own separate floor. This creates a natural division between spaces, perfect for working from home or simply enjoying your own distinct zones. High ceilings, original features and large sash windows allow light to flood in from every angle, while the split-level design adds depth and dimension to the space. It is a home that defies convention and invites creativity.

The bedroom, peacefully positioned on its own level, offers tranquillity after a day spent in the bustle of Hackney life. The living room is ideal for relaxing or entertaining, while the kitchen provides a charming and practical space for cooking and dining.

In terms of location, it is hard to beat. You are only a short walk from both Hackney Central and London Fields stations, providing excellent Overground connections into central London. Whether you are commuting to Liverpool Street, heading east to Stratford or enjoying a weekend exploring East London, you will find yourself brilliantly connected.

Step outside and you are spoilt for choice when it comes to local amenities. London Fields is just around the corner, perfect for morning runs, leisurely picnics or a swim in the lido. Broadway Market is nearby and offers independent shops, artisan coffee and a fantastic selection of eateries, while Hackney Central boasts everything from cocktail bars and bakeries to vintage boutiques and renowned restaurants. If you are after a pint, there is no shortage of cosy pubs in the area.

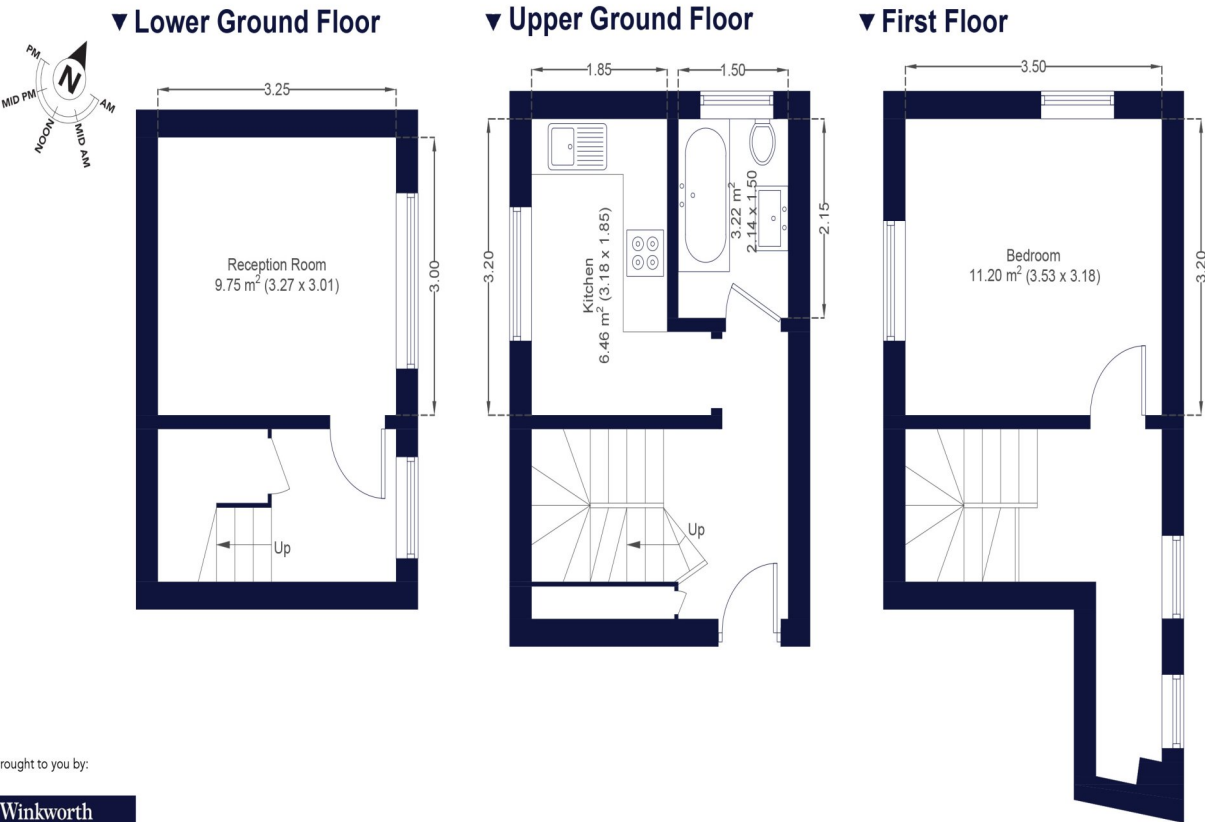
This is a property that does not just tick boxes. It creates its own category. Whether you are a first-time buyer, a creative soul or someone simply looking for something a little different, this Graham Road one-bedroom apartment is not to be missed.

Viewings are highly recommended. A quirky charm awaits.

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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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