



NOBLE HOUSE, GRAHAM ROAD, LONDON, E8  
'OFFERS IN EXCESS OF' **£350,000 LEASEHOLD**

## A CHARMING BRIGHT ONE BEDROOM FLAT ON THE SECOND FLOOR JUST A SHORT WALK TO HACKNEY CENTRAL STATION

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## DESCRIPTION:

**\*EWS1 COMPLIANT\*** A very well located one bedroom second floor flat in a purpose-built development just a short walk from Hackney Central Station. The flat benefits from a good-sized bedroom, a fully tiled bathroom with a bath and overhead shower and an open plan kitchen/living room with a Juliette balcony. The kitchen benefits from integrated appliances, fridge/freezer, dishwasher, washing machine, oven and electric hob. The property is in good condition and would make a great buy for a first-time buyer or investor.

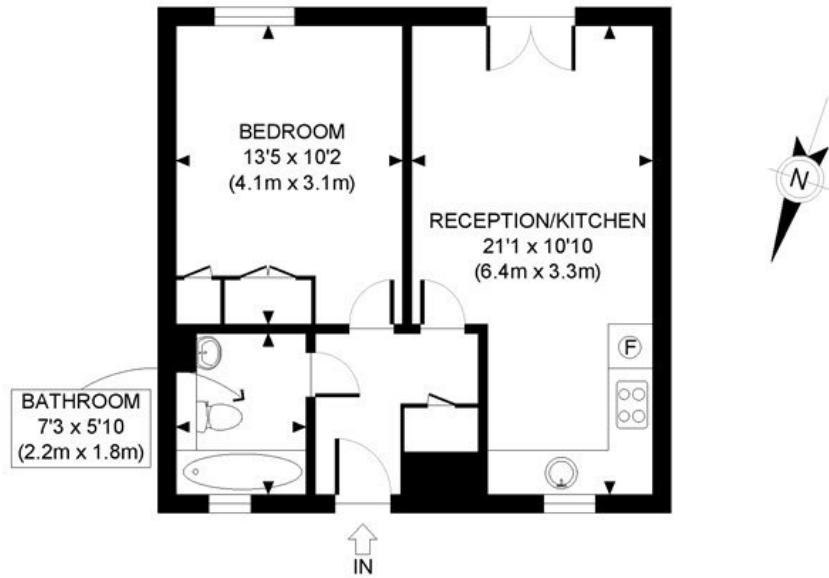
Moments from the vibrant life of Dalston, Hackney and Stoke Newington, offering various bars, cafés, and restaurants, as well as Broadway Market which is a short walk through the open green space of London Fields. Numerous local transport links, such as Dalston Kingsland and Dalston Junction, put Shoreditch and the City in easy reach. The house is also in the catchment area for several highly rated schools.

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SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 452 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 452 SQ FT/ 42 SQM

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ONE STOP SHOP FOR PROPERTY MARKETING

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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