

**222, Graham Road, Hackney, London, E8 1EY**

£950,000 Freehold

A store front at day

Description automatically generated

A screenshot of a cell phone

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* Potential to modernise
* Development Opportunity
* 3 Bedroom Flat
* A1 Shop & Basement
* Outdoor Space
* Large kitchen
* Large Bathroom
* FGCH
* 1093 sqft (Residential)
* Freehold
* 1878 sq ft (Total)
* Planning Permission To Extend

Situated close to the prime retail area on Mare Street. A rare opportunity to acquire a Freehold Victorian building, that has been in the same family for over 50 years!

Located close to the junction of Graham Road and Mare Street (A107)

Hackney Central London Overground station is within a few minutes’ walk and good bus routes available on both Graham Road and Mare Street.

The property has development potential (STPP) and would be a great investment or ideal for an owner occupier.

**Contact us**

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**Freehold Investment/Development/Owner Occupier Opportunity**





A kitchen with a hard wood floor

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A bedroom with a bed in a room

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A room with a hard wood floor

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A living room filled with furniture on top of a hard wood floor

Description automatically generated

A picture containing clipart

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**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

A stove top oven sitting inside of a kitchen

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A large room

Description automatically generated

A close up of a logo

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