





“ Located on one of the prime street around London Fields this perfectly proportioned gem of a house reflects the owners love of good design. ”

Beautifully proportioned and thoughtfully updated, this elegant home effortlessly blends its period character with understated contemporary design. Situated within the sought-after Graham Road and Mapledene Conservation Area, it offers a rare sense of tranquillity and balance.

Stepping inside, you are greeted by light-filled interiors and an atmosphere of understated style. The ground floor features a double reception room that includes beautiful original detailing and views at the rear towards the south facing garden.

The kitchen has been extended and modern oak framed windows and doors frame the greenery outside and lead out to the landscaped garden and garden studio.

Two generous bedrooms occupy the first floor, with an abundance of storage and large windows; they are peaceful and neutral. The bathroom includes a freestanding bath and shower featuring white Vola taps and terrazzo flooring with a view over the garden.



Joseph Losey's
Le debut
(The Go-Between)
after Harold Pinter's manuscript
Julie Christie
Alan Bates
Michael Redgrave
Dominic Guard
Arets bedets film
Grand Prix Cannes
VER

BOOKS

FRAMED ARTWORK

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London Fields has long been one of East London's most desirable neighbourhoods, offering a unique blend of vibrant city living and a strong sense of community. Situated on one of the area's most sought-after streets, this home lies within the prestigious London Fields Conservation Area.

The home is just moments from the renowned London Fields Lido and within easy reach of both Gayhurst School and London Fields Primary School.

The home enjoys the very best of Hackney on its doorstep. The ever-popular Broadway Market, with its independent shops, cafés and weekend market, is just a short stroll away, while the famous Columbia Road Flower Market brings colour and character every Sunday.

An excellent selection of restaurants, cafés and pubs can also be found nearby

Transport connections from Hackney Central Overground Station is within walking distance, providing convenient links to Highbury & Islington and the Victoria Line, while London Fields Station offers direct services to London Liverpool Street and the City.













Gayhurst Road E8

£1,395,000

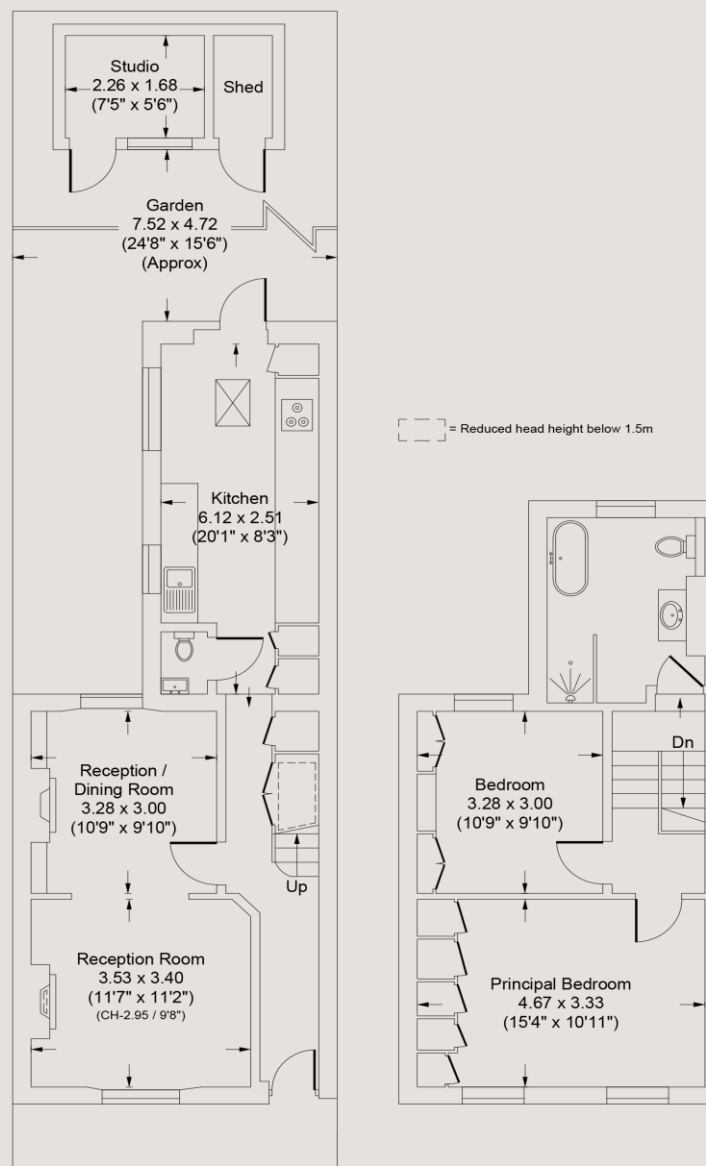
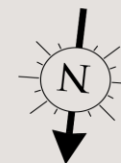
FREEHOLD
COUNCIL TAX BAND - E
EPC RATING - D

- Two double bedrooms
- Bathroom featuring Vola taps
- South facing garden with studio
- Original cornicing and fireplaces
- Sought after location moments from London Fields Lido, Broadway market & Columbia Road flower market.
- Catchment area for Gayhurst and London Fields primary schools

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**Story
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Gayhurst Road, E8



Ground Floor
Approx Gross Internal Area
Studio
Total
Limited Use Area

First Floor
939 Sq Ft - 87.2 Sq M
64 Sq Ft - 6.0 Sq M
1003 Sq Ft - 93.2 Sq M
12 Sq Ft - 1.1 Sq M

For Illustration Purposes Only - Not To Scale

Every attempt has been made to ensure the accuracy of this floor plan however measurements are approximate and for illustration purposes only.

Measured in accordance with the RICS code of measuring practice. Not to scale.