

AUCOOT



ADDRESS

Graham Road, London Fields, London, E8

PRICE

£1,600,000

DESIGNER

Studio Maxe

INFORMATION

A short walk from London Fields, this beautifully restored Victorian three-bedroom maisonette blends period charm with modern design. Sensitively renovated in a calming neutral palette, original fireplaces and joinery have been carefully retained and celebrated.

Entry is via traditional black-and-white Victorian mosaic tiling into a well-kept hallway. A cream runner leads up the original staircase to the open-plan kitchen at the rear, illuminated by three large remote-controlled skylights. The raised kitchen opening and vaulted ceiling enhances the sense of space, while an Arabescato marble island and worktops showcase the home's refined finishes. Soft stone walls complement forest green cabinetry which houses integrated appliances. Bi-fold Crittall-style doors open onto a balcony wrapped in mature wisteria. Black steel stairs lead down to a private garden lush with established planting including an abundant bay tree, olive, pear and banana trees, a beautiful flowering magnolia, and fragrant jasmine.

At the front of the home, the elegant first-floor dining room features soft mossy green panelled walls and a pink glass chandelier above the original marble fireplace, opposite two generous sash windows. The adjacent family bathroom has checked marble underfoot and has retained two original wardrobes and radiators, alongside a roll-top bath, walk-in shower, and freestanding basin.

The second floor offers a spacious living room in soft neutral tones with a sculptural Serge Mouille-style ceiling light, and a serene principal bedroom overlooking the garden with built-in wardrobes. On the top floor, skylights fill the staircase and bedroom with light, complemented by abundant storage.

EPC

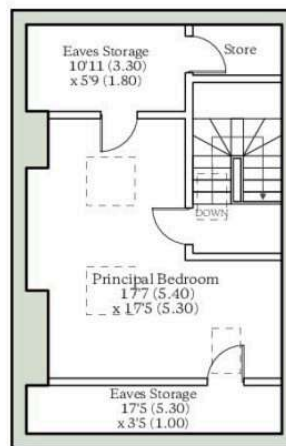
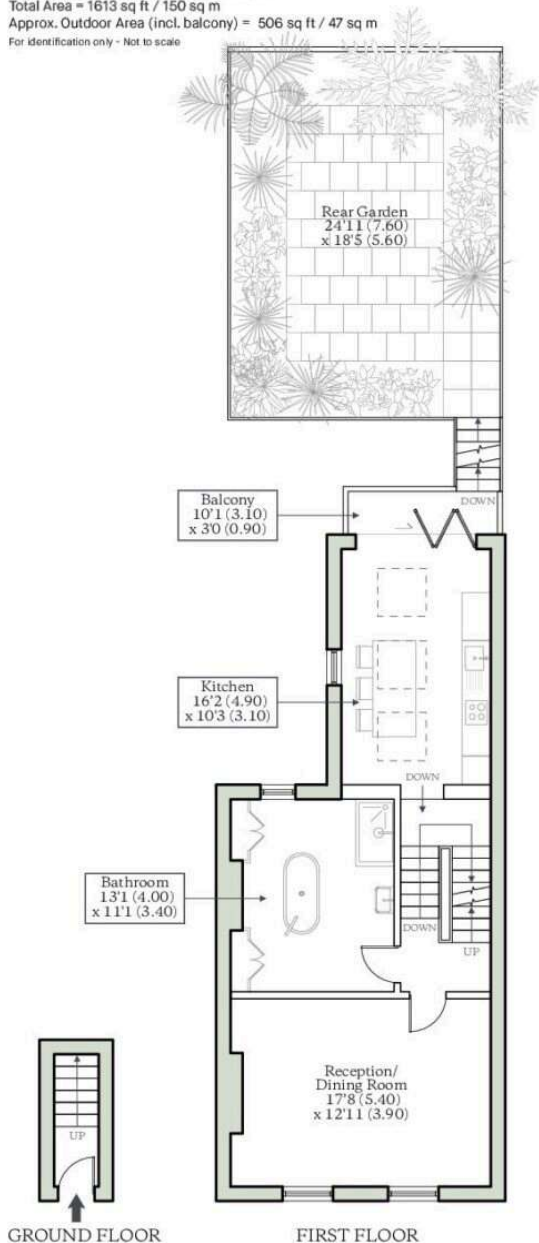
=D



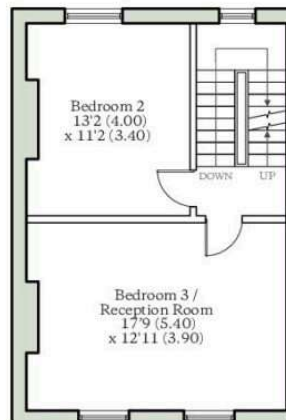


GRAHAM ROAD, LONDON, E8

Approx. Internal Area = 1477 sq ft / 137 sq m
 Limited Use Area(s) = 136 sq ft / 13 sq m
 Total Area = 1613 sq ft / 150 sq m
 Approx. Outdoor Area (incl. balcony) = 506 sq ft / 47 sq m
 For identification only - Not to scale



THIRD FLOOR



SECOND FLOOR

AUCOOT
 RICS Property Measurements Standard