



# Two bedroom modern apartment with full length terrace

**Andre Street, London, E8**

£625,000 Leasehold



Modern apartment  
Immaculate interior  
Large Balcony/Terrace  
Private development  
Great location

#### Local Information

Andre street is conveniently tucked away in a quiet little pocket in the heart of Hackney close to your favorite brunch spots, restaurants and famous Broadway Market. Easy transport links via Hackney Downs & Hackney Central Overground stations that are moments away along with a number of bus routes provide swift and direct access to the City and West End.

#### About this property

This bright and airy well-configured apartment is located within a private development in a sought-after part of town. Measuring over 840 sq ft, the apartment includes a large open plan reception room/kitchen, two double bedrooms and two bathrooms. The flat is situated on the third floor of a boutique building offering well-proportioned rooms and a lovely flow throughout. The immaculate interior also benefits from a stunning large terrace area that wraps around the apartment.

#### Tenure

Leasehold

#### Local Authority

Hackney Council

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Office.

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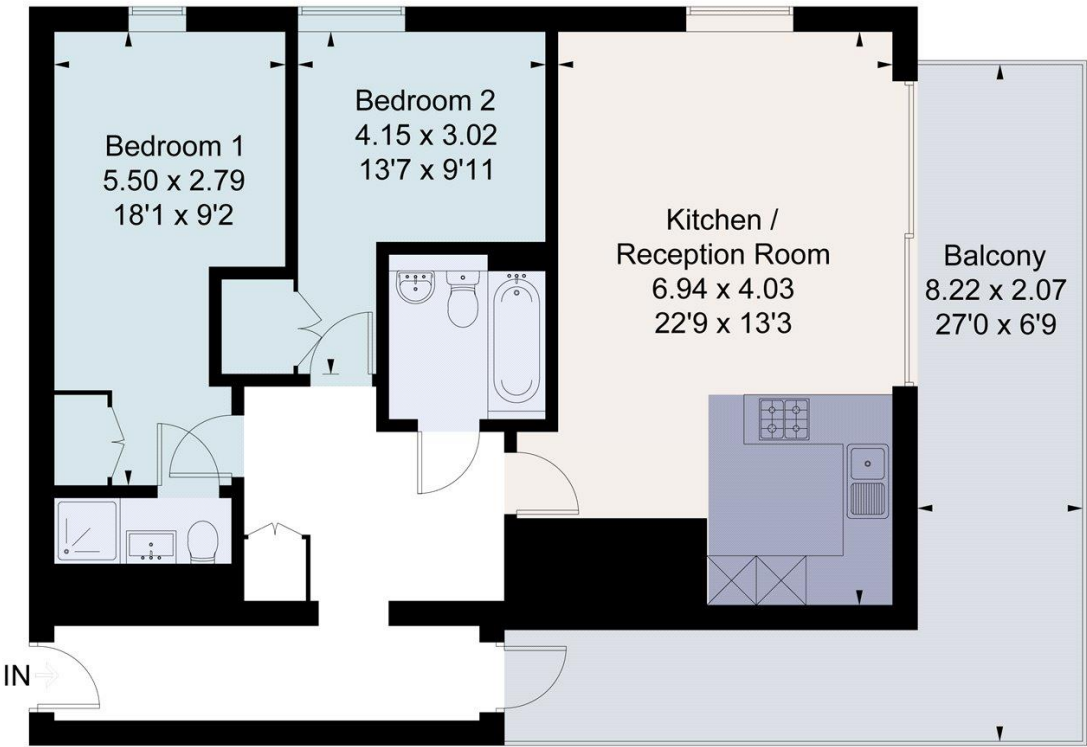


Andre Street, London, E8  
Gross Internal Area 841 sq ft, 78.1 m<sup>2</sup>

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Approximate Area = 78.1 sq m / 841 sq ft  
Including Limited Use Area (0.5 sq m / 5 sq ft)  
For identification only. Not to scale.  
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Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(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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