



10 ANDRE STREET, HACKNEY, LONDON, E8
£525,000 LEASEHOLD

OUTSTANDING TWO DOUBLE BEDROOM APARTMENT!

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DESCRIPTION:

A spacious (720sq ft) 2 double bedroom luxury apartment set on the first floor of this conveniently located modern development, situated right in the heart of Hackney Downs. Accommodation comprises a double principal bedroom, a double second bedroom both of which have built in storage, a contemporary bathroom and a spacious open-plan kitchen/ dining/ reception room with wooden floors. Tastefully decorated and very well presented this would make a great first time buy or investment!

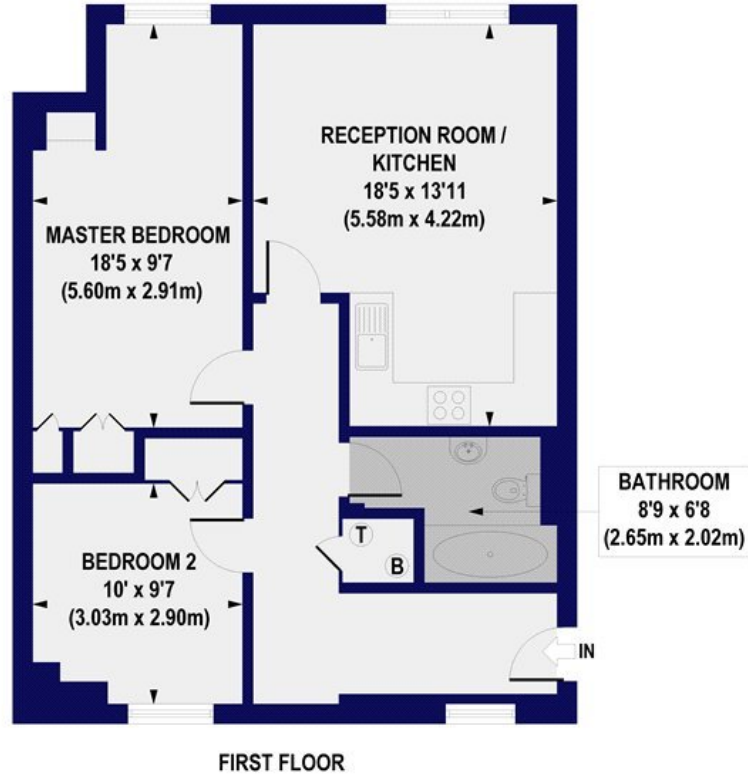
Andre Street is a turning off the Southern end of Amhurst Road, moments from the trains at Hackney Downs station (National Rail & London Overground). The greenery and amenities of Hackney Downs itself are just around the corner and with the vibrant restaurants and shops of the renowned Chatsworth Road just a few minutes walk. London Fields, the Regents Canal, Stoke Newington, Clapton and Dalston are all within walking distance offering an array of amenities ranging from independent boutique businesses, restaurants and cafes and open green spaces.

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Andre Street, E8
Approx. Gross Internal Floor Area 720 sq. ft / 66.95 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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			
(92-100) A			
(81-91) B		84	85
(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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