



HUNTERS[®]
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Andre Street, Hackney, E8

£750,000

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HERE TO GET *you* THERE

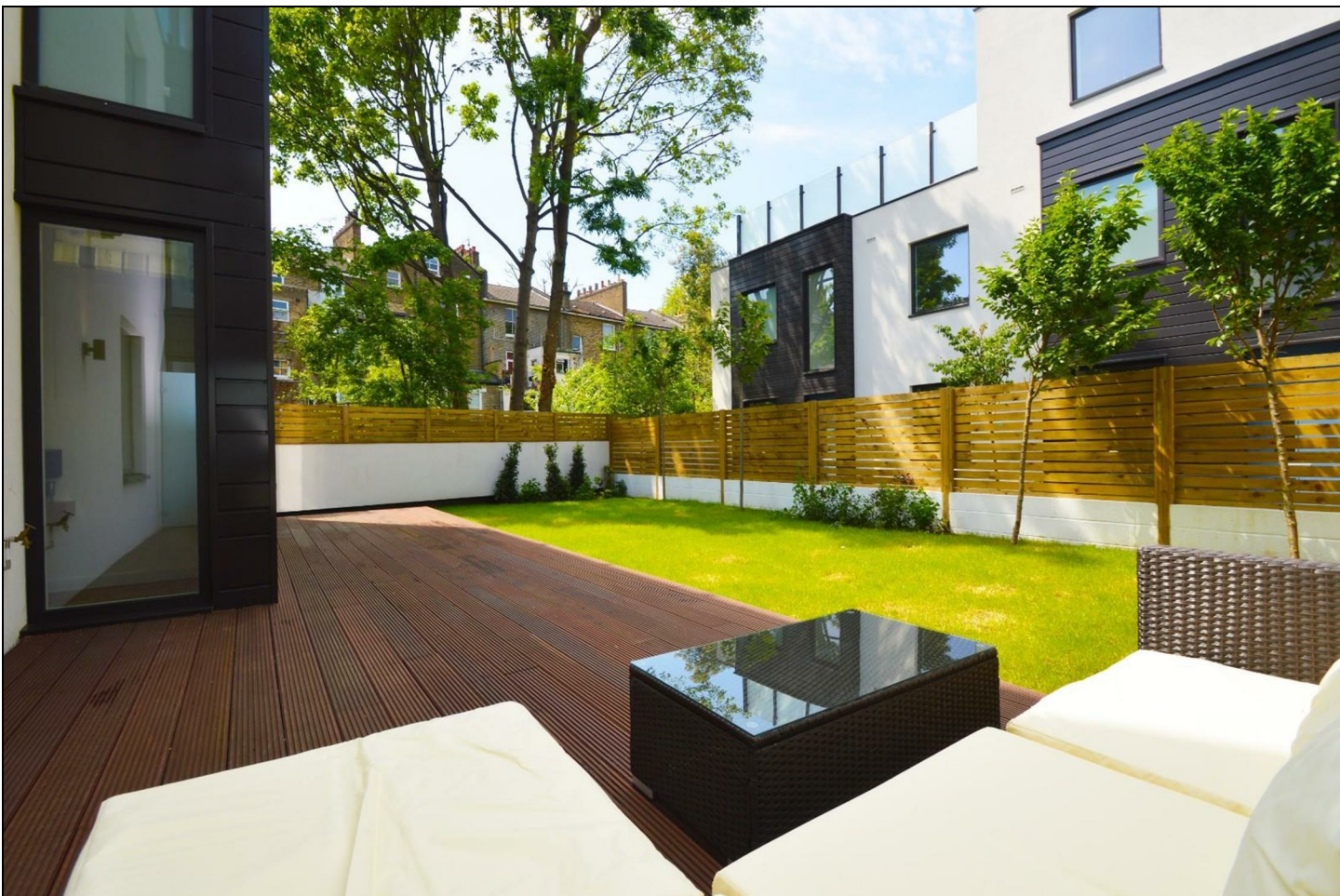
Tucked away on a quiet residential street in the heart of East London, this substantial two-bedroom, two-bathroom garden flat offers nearly 1,000 sq ft of beautifully designed internal space, paired with an exceptional 1,000 sq ft private garden—a rare find in this vibrant part of Hackney. Further enhancing its appeal is the benefit of a low service charge, making it an attractive proposition for both owner-occupiers and investors alike.

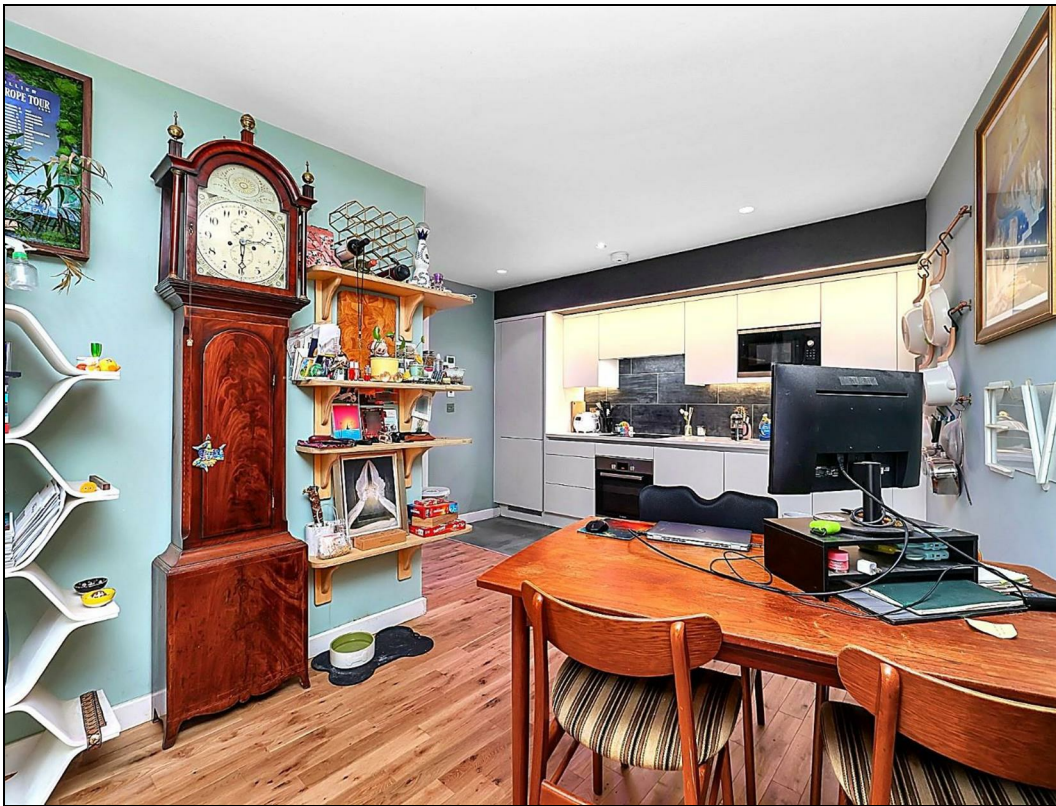
The apartment centres around a bright and expansive open-plan living space, where the reception, dining area and kitchen flow seamlessly together. Generous proportions and wide garden-facing doors create a fantastic sense of openness, while the distinctive eclectic décor—gallery walls, mid-century furniture and thoughtful design touches—give the space real personality. The modern kitchen is sleek and understated, with integrated appliances and clean lines, perfectly complementing the characterful living area. Whether hosting friends for dinner or relaxing at home, the layout is ideal for both entertaining and everyday living. Both bedrooms are well-proportioned doubles, thoughtfully positioned to create a comfortable separation between living and sleeping spaces.

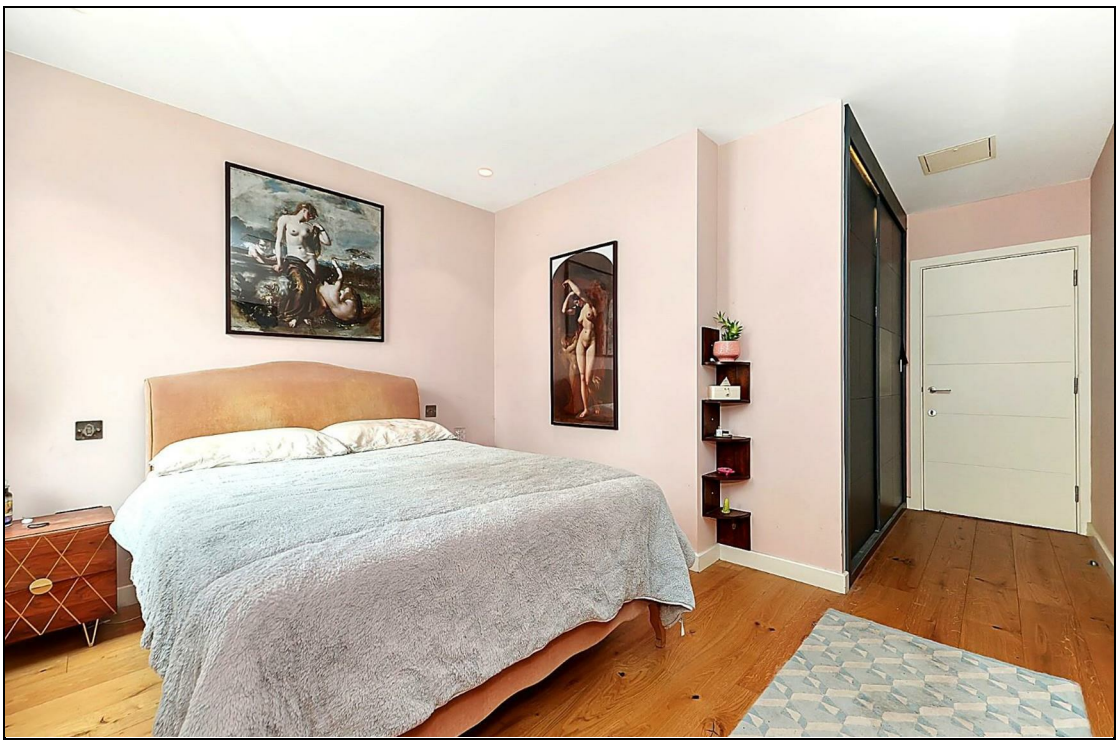
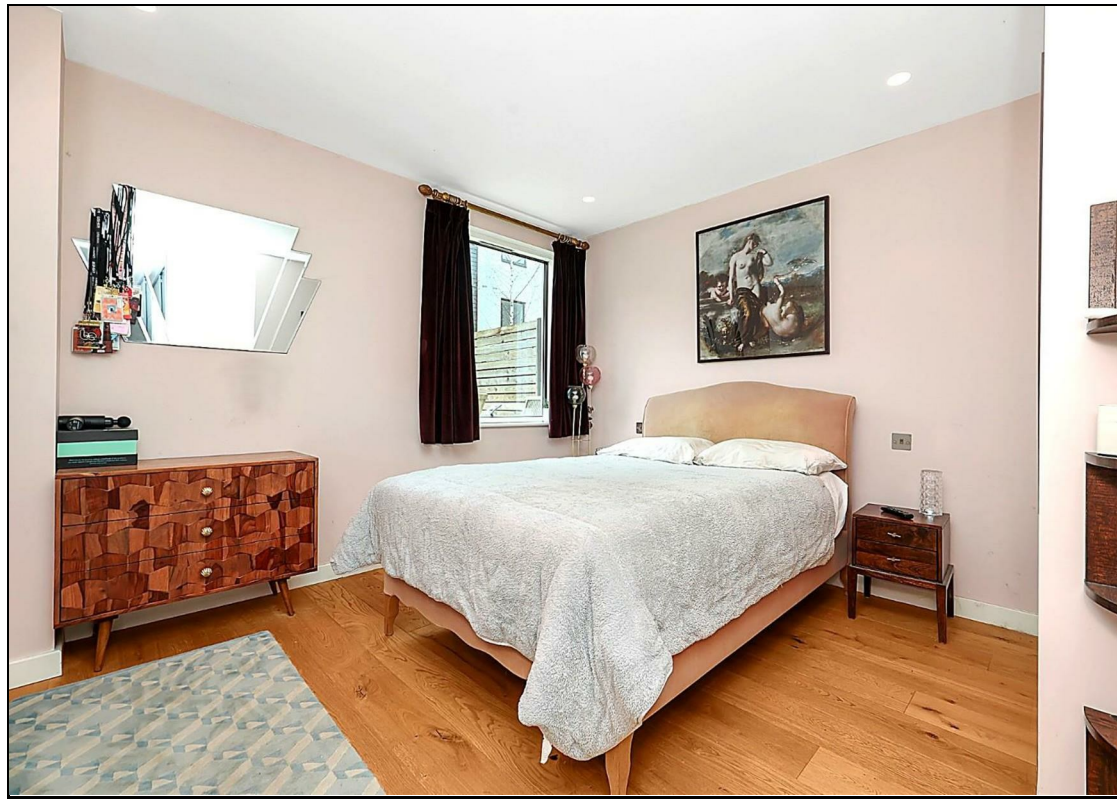
Andre Street is superbly positioned for the energy and creativity of Hackney and Dalston, with an array of independent cafés, restaurants, galleries and nightlife nearby. Excellent transport links provide quick access across London, while the surrounding streets maintain a relaxed neighbourhood feel.

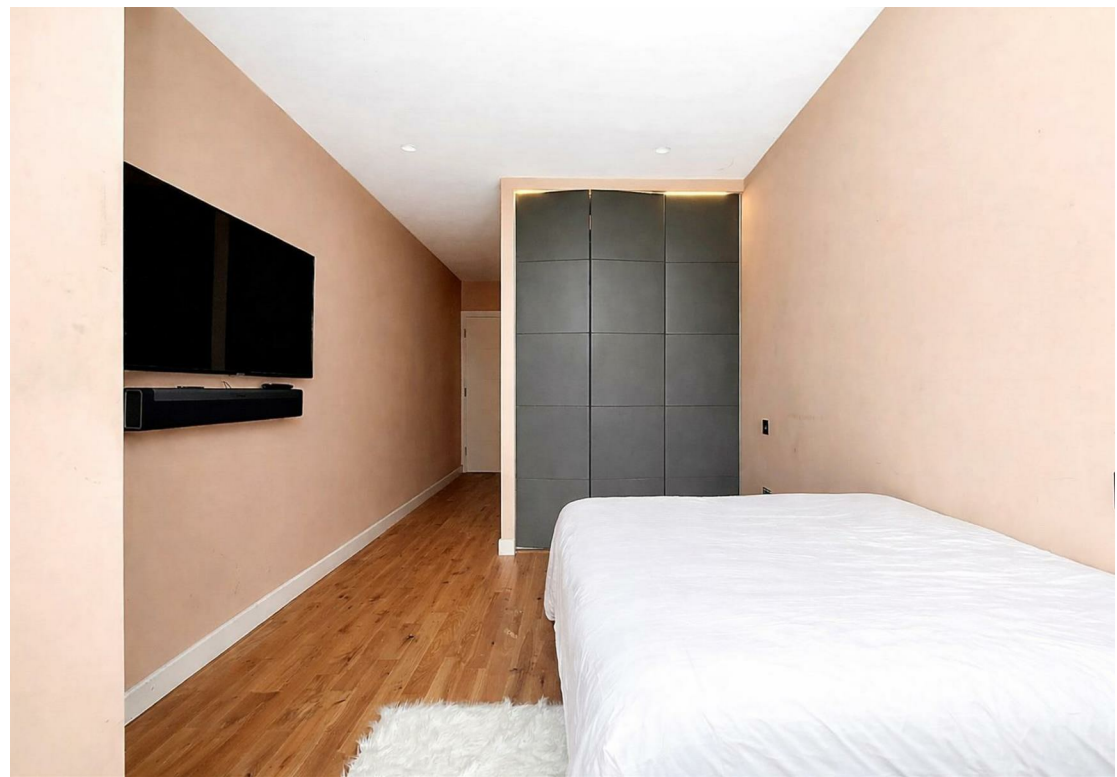
KEY FEATURES

- 2 Bedroom Garden Flat
 - 2 Bathrooms
- Approx. 1000 sq ft Private Garden
- Large Open Plan Reception / Kitchen
 - Striking interior
 - Centrally Located
 - Low Service Charge

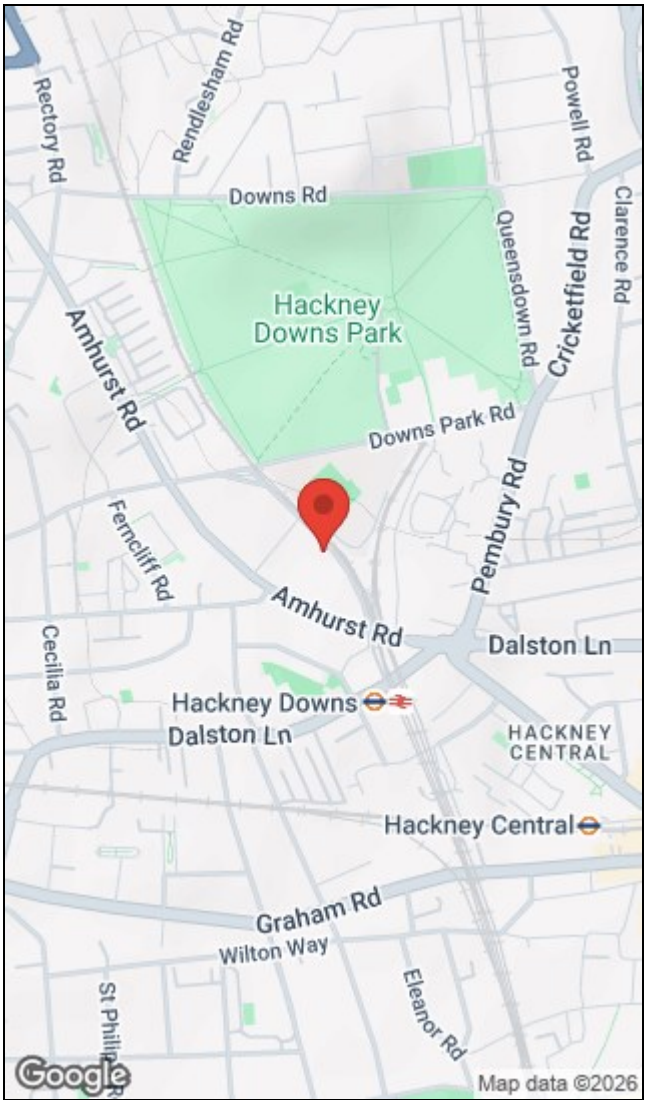
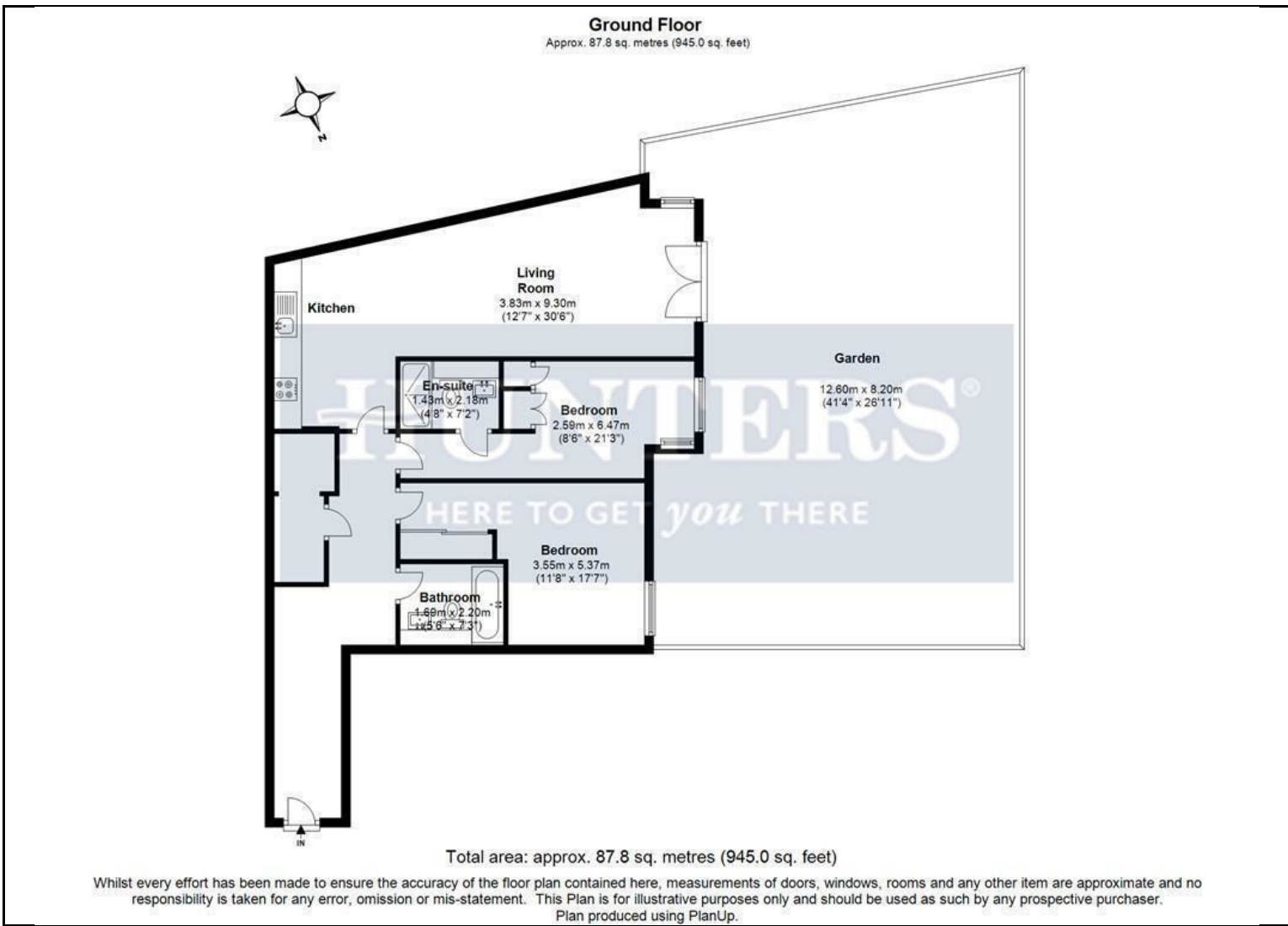












| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| | 84 | 84 | 86 |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | EU Directive 2002/91/EC | | |

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