



LOVE LIVING

HACKNEY



58 Andrews Road, Hackney, E8 4RL
£1,500,000



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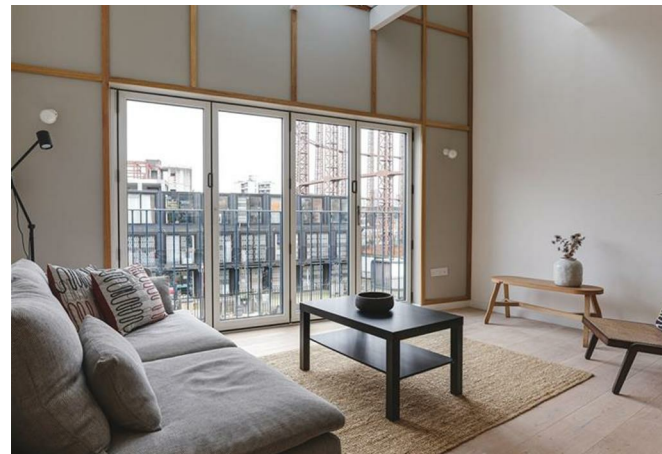
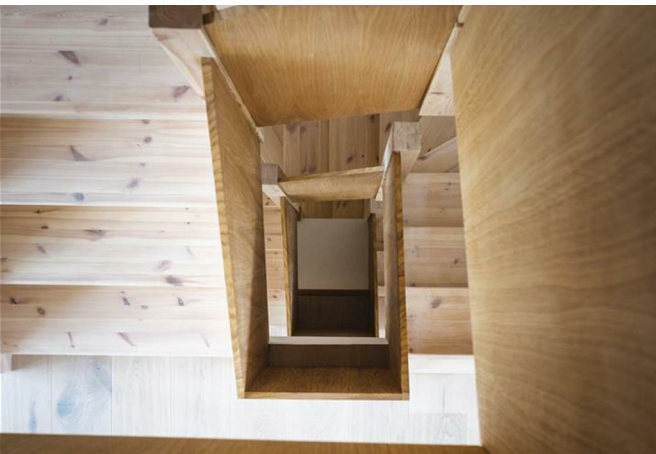
58 Andrews Road

Hackney, E8 4RL

- South Facing Canal views
- Close to Broadway Market/London Fields/Victoria Park
- In-Ceiling/Underfloor heating
- Natural light
- Garage/Workshop

The Home -

This sensitively restored waterfront townhouse is located on Andrews Road. Overlooking the Regents Canal, the far-reaching views over the water are made possible by the cleverly thought out, South facing glazing to the rear that floods the whole house with natural light. The house has been the subject of a comprehensive refurbishment by William Paul Architecture, the interiors are neutral, with Oak finishing, Terracotta tiles and in-ceiling/underfloor heating throughout. The ground floor provides workspace overlooking the canal, a garage/workshop, while the upper three floors offer carefully considered living space. Ideally situated between Broadway Market, London Fields and Victoria Park, the home is in the heart of Hackney and on the doorstep of all that the borough has to offer.



£1,500,000

The Indoors

The front door is clad with vertical laid birch faced ply and provides entry into the large hallway, terracotta tiles line the floor and an oak-fronted storage cupboard provides space for coats and shoes.

On the ground floor, on the right, is the garage/workshop. The floor is red-painted poured concrete, offering a contrast to the colour scheme in the rest of the house. The office/studio is at the front of the ground-floor plan, where the same terracotta as the hallway runs underfoot. A full-width built-in ply desk runs below the vast bank of glazing that looks out over Regent's Canal, offering another perfect backdrop for homeworking. A neat WC is also on this floor.

The oak staircase runs through the spine of the house and leads to the first floor, where the living spaces begin. Engineered oak flooring finished in a light wash runs underfoot, here, and throughout the majority of the house, adding textural warmth and maximising light welcomed in through the large windows. The living room is set at the front of the plan, with views over the canal framed by double folding doors that open to a Juliette balcony. The room is partly double-height with a meshed steel walkway overhead allowing light to flow from the floor above.

The dining area is a perfect entertaining space and is set in the middle of the plan between the kitchen and the double height living room. Wide oak double doors separate the spaces allowing them to be open-plan or closed off.

Above the living room, on the second floor, is a bright mezzanine, currently used as a useful office space. Here, a further set of double doors open over the canal, making it the perfect spot for working from home with a tranquil view. At the back of the plan on this floor is the bright en-suite main bedroom. Here, full-height oak-fronted fitted wardrobes add plenty of storage space, and large windows mean the room is incredibly light. The en suite is complimented with grey terrazzo tiles ground the area, and a walk-in shower is set behind a frameless glass screen, matching the minimalism found throughout the house.

On the third floor are two further bedrooms and a family bathroom. The simple aesthetic continues with white walls and engineered oak. The bathroom is again characterised by grey terrazzo, echoing the en suite. The terrazzo also wraps around the bath.

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Loving The Location

Andrews Road is located on the banks of the Regent's Canal which is a landmark of East London that runs through the borough from Stratford/Hackney Wick, all the way to Islington and beyond. The house is positioned between some of the City's most vibrant areas, with Broadway Market, Shoreditch, Bethnal Green, London Fields,



Dalston and Victoria Park all within a 15-minute walk from the house. An abundance places to eat, drink and shop are on the doorstep, such as Café Cecelia across the Road and Brat at Climpson's Arch. Elliot's, Leroy and Bistroteque restaurants are all nearby. Broadway Market itself has a huge array of cafes, pubs, and restaurants to enjoy and on Saturdays it comes alive with the Market that brings wonderful food options and Vinyl, clothing stalls aplenty. London Fields is a short walk away and nestled in the middle is the famous London Fields Lido.

Andrews Road lies between London Fields station and Cambridge Heath Station (Overground) and Bethnal Green station (Central Line) is situated a 10-minute walk south. Numerous bus routes serve the area.

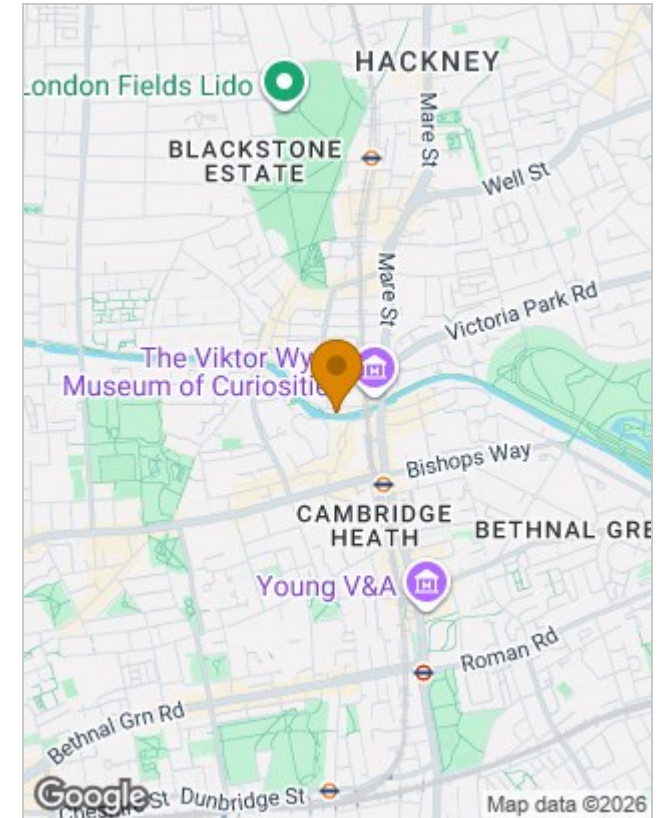




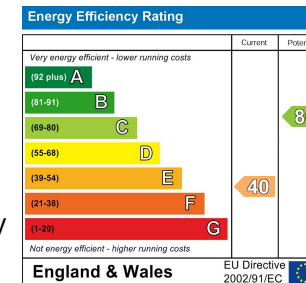
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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