

38 Andrews Road, London, E8 4RL
5 Bedroom End Terrace House - £1,750,000 -

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5 Bedroom End Terrace House - £1,750,000

A wonderful opportunity to acquire a substantial four storey, 5/6 bedroom home, forming part of a character, Victorian terrace along the picturesque Regents Canal, moments away from Broadway Market.

The property has been lovingly refurbished by the current owners who were planning on making it their forever family home before their plans changed, relocating them to New Zealand.

The accommodation is currently arranged over 193 meters and comprises a grand double reception, large kitchen / diner, 5 double bedrooms, 3 bathrooms and additional WC, a separate study and home cinema / play room. There is off street parking along with provision for electric car charging at the front of the property and a large garden with decking and a shed to the rear.

Andrews Road is located in one of East London's most desirable locations, ideally positioned for Broadway market, with its cafes, bars, restaurants and galleries. The green spaces of London Fields and Victoria Park are just a short walk away, and the conservation area of Regents Canal towpath is on the doorstep.

Transport links including Cambridge Heath National Rail, Hackney Central Overground and Bethnal Green stations are all located within a mile, providing direct access to the City and West End. There are also several fantastic bus links to be found on nearby Mare Street.

KEY FEATURES

- Grand Victoria four story end of terrace house
- Newly refurbished
- Fantastic market/canal location
- Chain free
- Locally listed as a building of architectural and historic interest
- Private front and back garden
- Off street parking

PLEASE NOTE - Any enquiries on this property will be forwarded directly to the owner for them to contact you directly.

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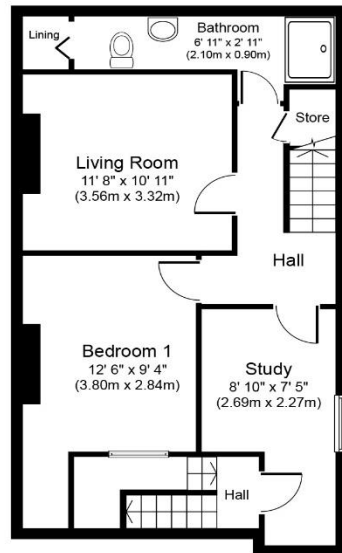
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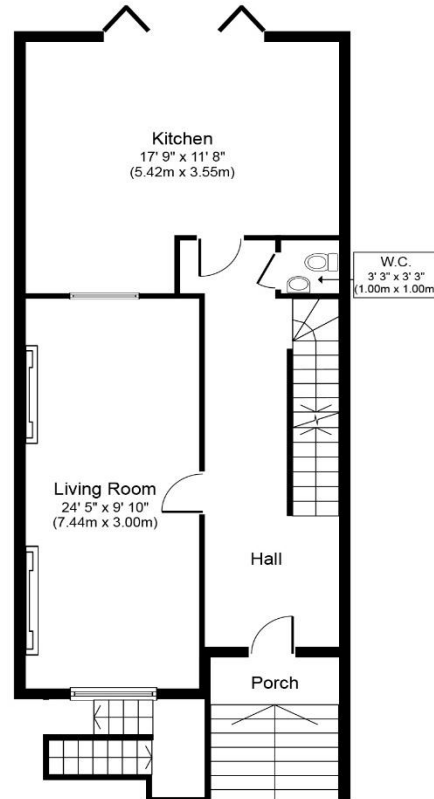


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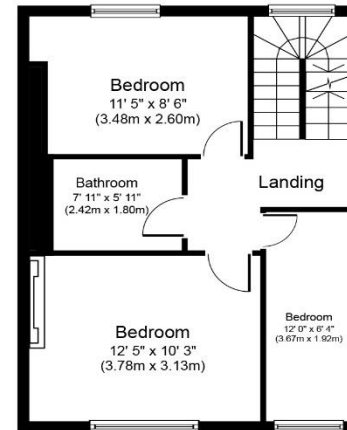
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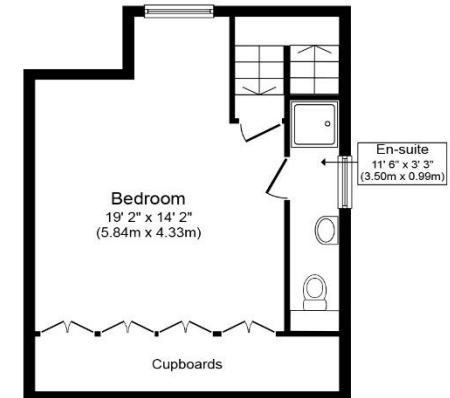
Lower Ground Floor
Approximate Floor Area
568 sq. ft.
(52.8 sq. m.)



Ground Floor
Approximate Floor Area
692 sq. ft.
(64.3 sq. m.)



First Floor
Approximate Floor Area
441 sq. ft.
(41.0 sq. m.)



Second Floor
Approximate Floor Area
379 sq. ft.
(35.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR

Entrance Porch

Entrance Hall

Downstairs WC

Living Room 24' 5" x 9' 10" (7.44m x 2.99m)

Kitchen 17' 9" x 11' 8" (5.41m x 3.55m)

LOWER GROUND FLOOR

Hallway and Store

Living Room 11' 8" x 10' 11" (3.55m x 3.32m)

Bedroom 1 12' 6" x 9' 4" (3.81m x 2.84m)

Bathroom 6' 11" x 2' 11" (2.11m x 0.89m)

Study 8' 10" x 7' 5" (2.69m x 2.26m)

FIRST FLOOR

Landing

Bedroom 2 12' 5" x 10' 3" (3.78m x 3.12m)

Bedroom 3 11' 5" x 8' 6" (3.48m x 2.59m)

Bedroom 4 12' 0" x 6' 4" (3.65m x 1.93m)

First Floor Bathroom 7' 11" x 5' 11" (2.41m x 1.80m)

SECOND FLOOR

Master Bedroom 19' 2" x 14' 2" (5.84m x 4.31m)

En-suite 11' 6" x 3' 3" (3.50m x 0.99m)

GARDENS



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Room sizes quoted are approximate and should be used for guidance purposes only. All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative. Any fixtures and fittings mentioned have been verbally agreed to remain by the vendors but clarification must also be sought by your representative.