

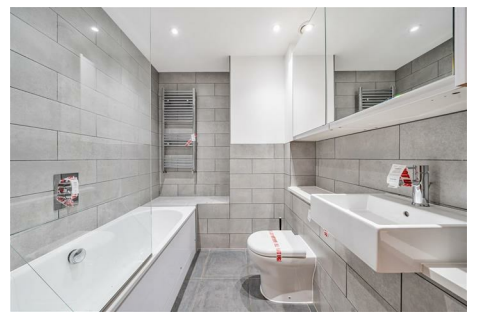


**PANTERA  
PROPERTY**

10 North Park Road  
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## Flat 1, 14 Andre Street, London, E8 2AA

A well presented three bedroom ground floor apartment, boasting a large private terrace.

**Asking price £650,000**

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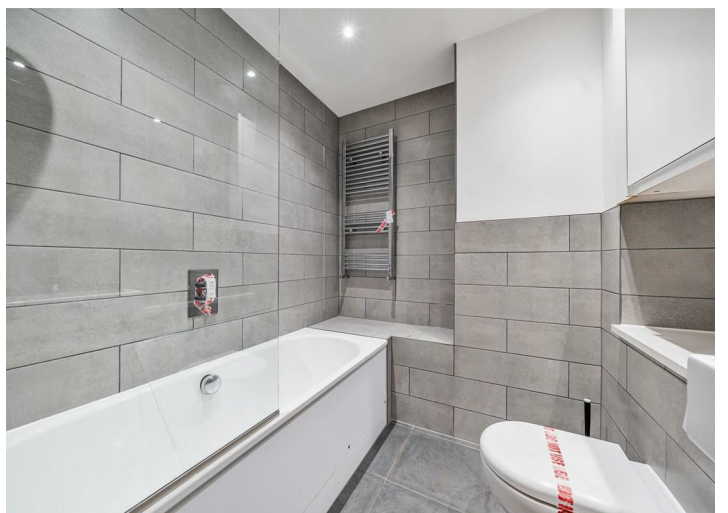
- Spacious three bedroom ground floor apartment
- Modern En-suite and House bathroom
- 125 years left on the lease from 1st January 2016.
- Boasts an extensive private terrace
- Vacant Possession
- Contemporary fitted kitchen with integrated appliances
- EPC Rating B

The entrance hall leads to a spacious kitchen and reception room with modern fitted appliances, returning to the hall, bedroom one has patio doors leading to the terrace and benefits from a contemporary en-suite. The property consists of a further two bedrooms, both with fitted wardrobes and a house bathroom.

## Location

The property is located in Lower Clapton, specifically on Andre Street. The property is situated in a residential area, benefitting from a range of restaurants, cafe's, shops and transport links leading to throughout London and surrounding areas. Hackney Downs over ground station is located 0.3 miles away, providing a direct, 12 minute commute into Liverpool Street Station.

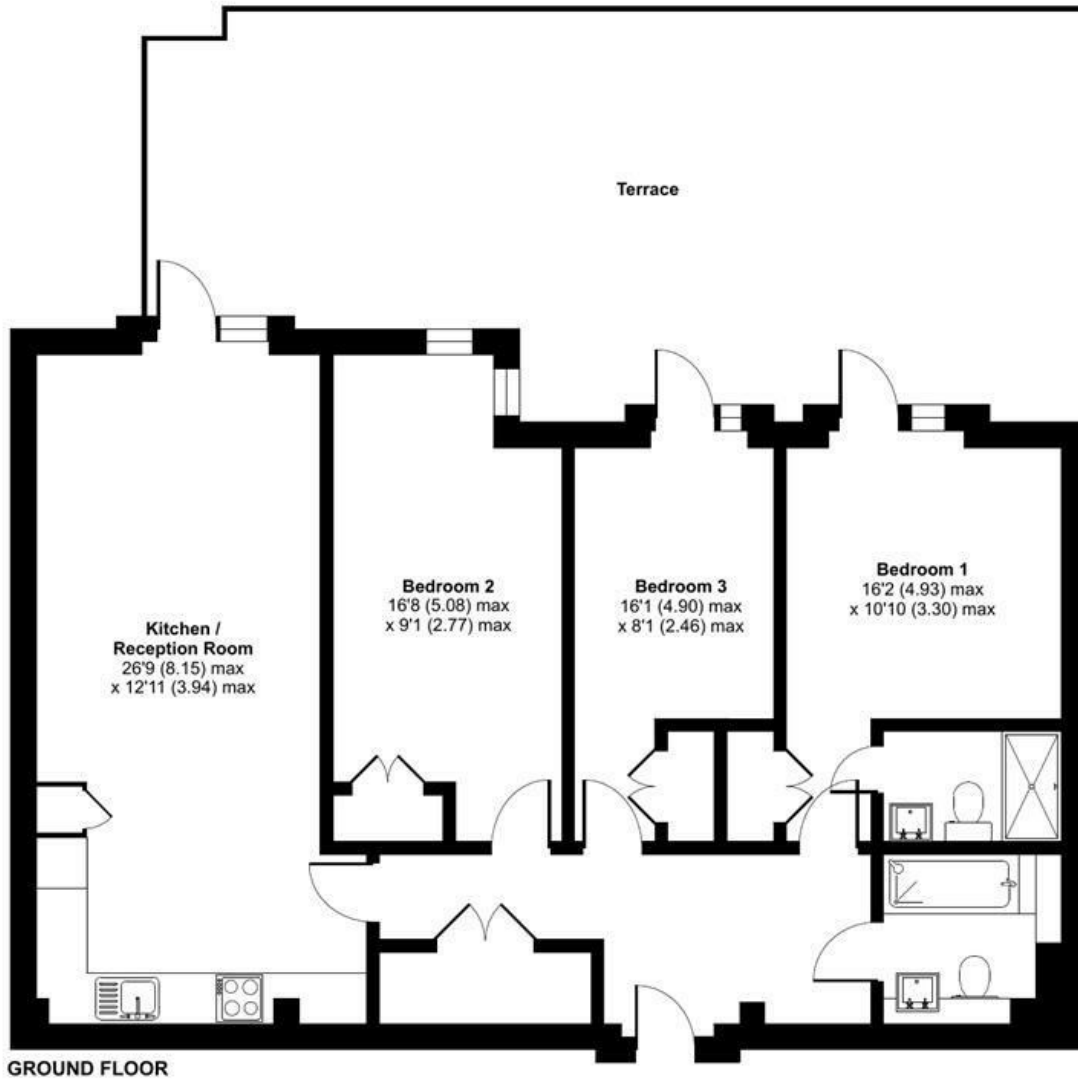




# Andre Street, London, E8

Approximate Area = 987 sq ft / 91.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Pantera Property. REF: 1064200

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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