



LOVE LIVING
HACKNEY



59 Andrews Road, Hackney, E8 4RL

Guide price £1,000,000



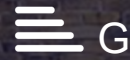
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Guide price £1,000,000

59 Andrews Road

Hackney, E8 4RL

- South facing canal views
- Garage/Workshop
- Four Storey
- Over 1,675 Square feet
- Natural light
- Freehold House
- Moments from Broadway market/London Fields/Victoria Park

GUIDE PRICE: £1,000,000 - £1,050,000

The Home -

This five bedroom waterfront townhouse is located on the end of a terrace on Andrews Road. Overlooking the Regents Canal, the far-reaching views over the water are made possible by the South facing glazing to the rear that floods the whole house with natural light. The ground floor provides a workspace/bedroom overlooking the canal and useful 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.

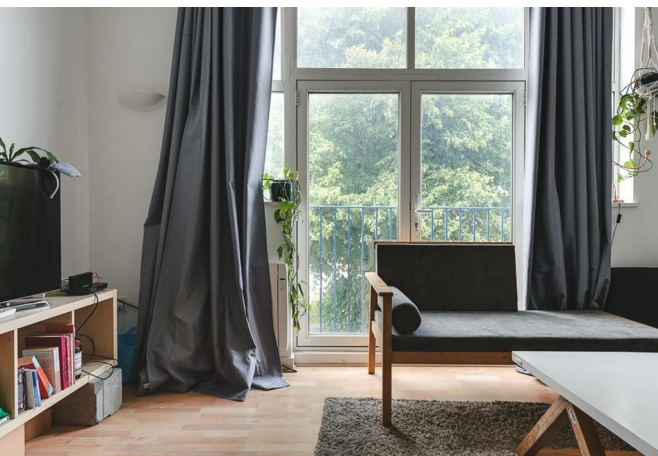


The Indoors

On your left as you enter is the door to the integral garage, also on the ground floor we have a bedroom with a double glazed window overlooking the Regents canal and a storage cupboard, next to the bedroom is a shower room with a toilet, hand basin and another window overlooking the canal. Ascending the wide staircase onto the first floor where we find the large reception room which has floor to ceiling double glazed windows that open onto a Juliet balcony. Also on this floor is a double bedroom, this room is wonderfully bright thanks to the floor to ceiling double glazed windows that open out onto another Juliet balcony overlooking the canal.

The second floor is where the kitchen is located. Stocked with plenty of cupboard space and worktops, gas hob and electric oven and two double glazed windows allow the light in. The third bedroom is on this floor and also has the floor to ceiling double glazed windows that open out onto the Juliet balcony overlooking the canal. The main bathroom is on this floor and comprises of a bath with shower attachment, toilet and hand basin.

On the third and final floor there are two further double bedrooms, both have double glazed windows and in the landing area there is a large storage cupboard.





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 of 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.

Directions

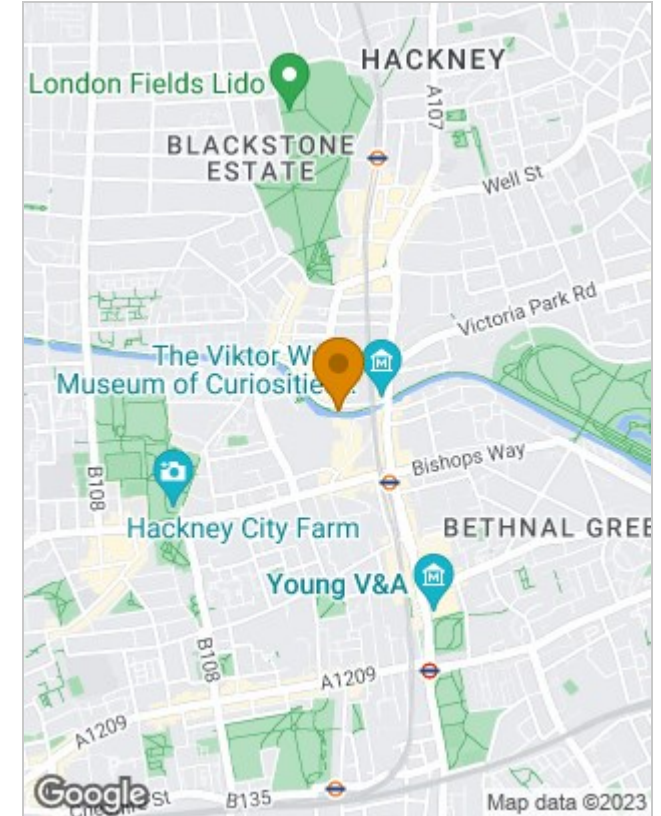




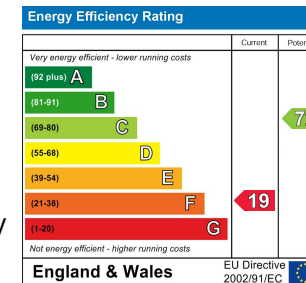
Floor Plans



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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