



LOVE LIVING  
HACKNEY



56 Andrews Road, London, E8 4RL

Offers in excess of £1,250,000



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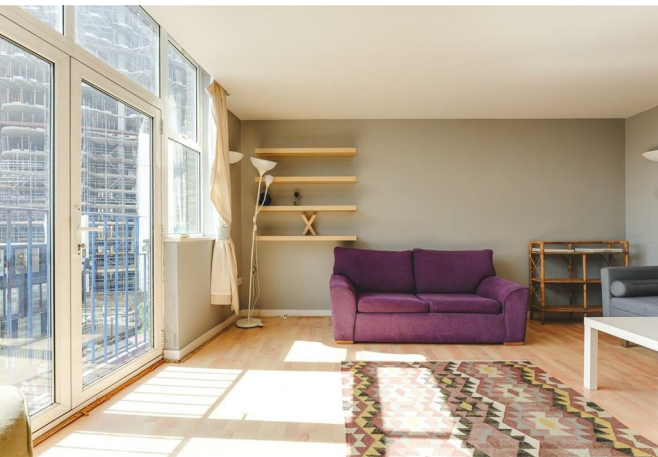
# 56 Andrews Road

London, E8 4RL

- Spacious five bedroom house arranged over four floors
- Integral garage
- Excellent transport links
- Freehold
- Moments from Broadway Market and London Fields
- South facing reception rooms
- Canal views
- Over 1,993 square feet (including garage)

## The Home –

This spacious five-bedroom freehold home on sought-after Andrews Road spans four floors and offers generous living space throughout, complete with the rare bonus of a private garage, a valuable feature in this part of the city. Two of the bedrooms and the main living room enjoy elevated views over the vibrant surrounding neighbourhood through elegant floor-to-ceiling doors that overlook the famous Regents canal. This home is ideal for those looking for both space and a prime East London location. Moments from Broadway Market, Shoreditch, London Fields, Dalston, Bethnal Green, and Victoria Park, all within a 15-minute stroll. Whether you're into cafés, culture, green spaces, or the city's best dining spots (like Brat at Climpson's Arch or Café Cecelia just across the street), quite literally on your doorstep.



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## The Indoors

Entering through the front door, you are welcomed into a hallway with the garage conveniently placed to your left. Down the hall, a sleek shower room sits to the right, fully tiled and fitted with a walk-in shower and modern fixtures. At the end of the hall, the first of five bedrooms offers ample room for a double bed and wardrobe, bathed in natural light from large windows.

Upstairs, the second and third bedrooms are located opposite each other. Both are generous in size, perfect for a bedroom or a home workspace. The second bedroom features striking floor-to-ceiling windows and access to views over the neighbourhood, bringing in lovely architectural light and views. The third mirrors this setup, complete with window doors that open out as well.

Proceeding to the second floor, this floor hosts the main living and kitchen areas, cleverly positioned opposite one another. The living area is bright and inviting, with plenty of room for a comfortable sofa and entertainment setup. Floor-to-ceiling glass doors flood the space with light and also offer views to the neighbourhood and beyond. Across the way, the kitchen and dining area is well-equipped with ample cabinetry for storage, built-in oven and fridge freezer, plus dedicated space for a washing machine and dryer. Large windows bring natural light into the room, making it an inviting space to entertain friends and family over dinner.

Also on this floor is the main bathroom, a clean space with a bath, overhead shower, and sleek modern fittings complemented by a tiled backdrop.

The fourth and fifth bedrooms sit opposite each other, on the third and final floor, just like the floors below. The fourth bedroom is slightly larger and enjoys high-placed windows that allow sunlight to gently stream in, creating a peaceful atmosphere. The fifth bedroom mirrors this space in both size and layout, offering flexibility for guests, family, or a home office.

## Loving The Location

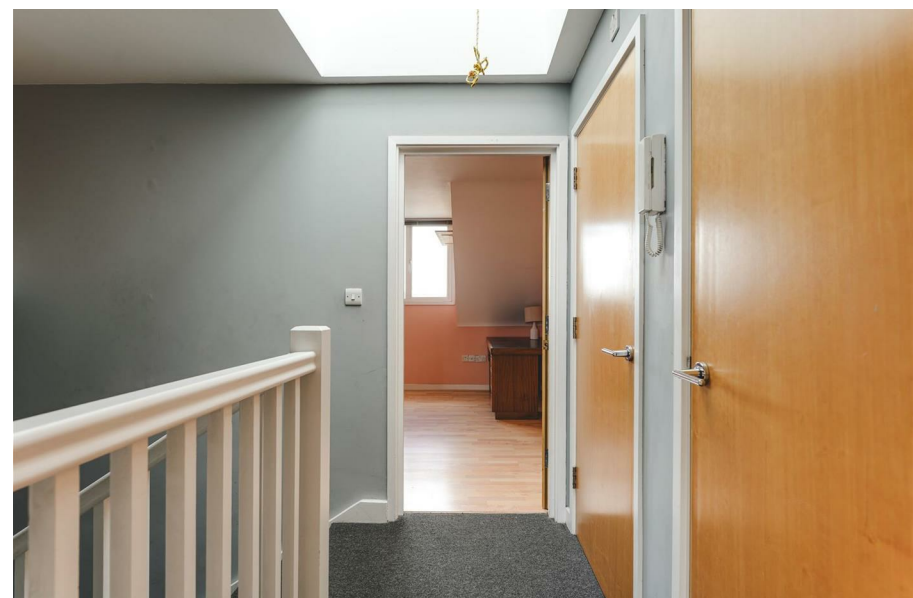


Andrews Road enjoys a prime position alongside the waters of Regent's Canal, one of East London's most iconic and picturesque features, stretching from Hackney Wick through to the heart of Islington. This peaceful yet well-connected setting places the property right at the crossroads of some of the capital's most exciting and culturally rich neighbourhoods. Just moments away, you'll find the buzz of Broadway Market with its independent shops, cafés, and its famous Saturday market filled with street food, vinyl, and vintage finds. London Fields, with its leafy park and the much-loved open-air Lido, is perfect for lazy weekend afternoons or morning swims, while the energy of Shoreditch, the charm of Victoria Park, and the characterful streets of Dalston and Bethnal Green are all within easy walking distance.

Whether you're into weekend brunches, riverside strolls, boutique shopping, or world-class dining (with local favourites like Café Cecelia and Brat at Climpson's Arch right on your doorstep), this location offers an unbeatable mix of city living and community spirit.

Transport links are excellent, making travel in and out of the city a breeze. London Fields and Cambridge Heath Overground stations are both nearby, connecting you quickly to Liverpool Street and beyond. Bethnal Green Underground Station (Central Line) is just a 10-minute walk away, and the area is also served by a range of reliable bus routes, giving you flexible access across London.

## Directions



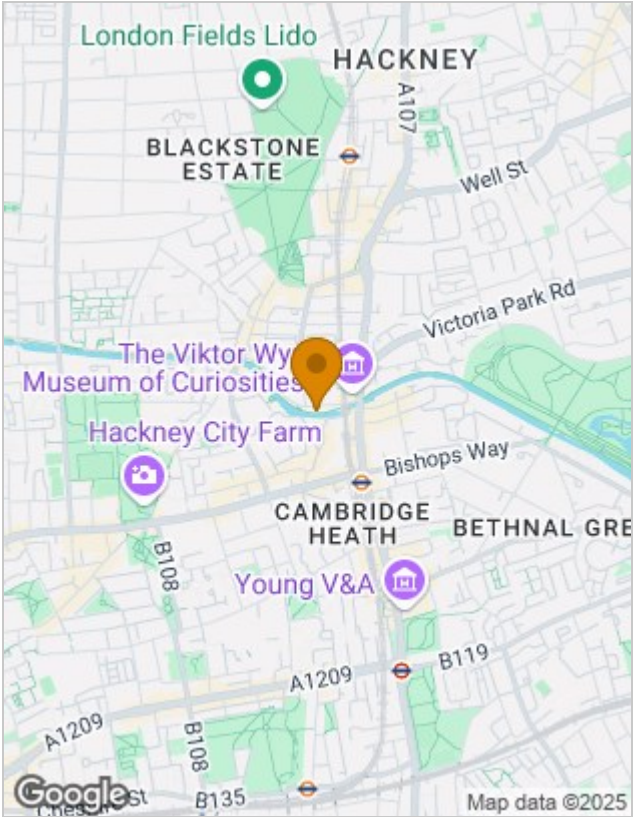




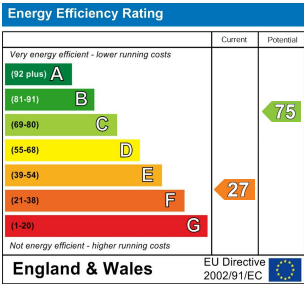
Floor Plans



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.