



Beaufort House, Andre Street, E8 2FN

£450,000

Leasehold

Castles



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Castles Hackney are pleased to offer this well maintained two-bedroom apartment, nestled within the Hackney Downs area, is a gem within a boutique development. Situated on the third floor, it boasts a spacious open-plan layout with elegant wooden flooring, creating an inviting atmosphere for dining and relaxation. The integrated bespoke kitchen, equipped with modern appliances, seamlessly connects to a balcony, offering a convenient outdoor space. Both double bedrooms are well proportioned ensuring ample room for personal belongings. The chic family bathroom enhances the property's allure, while abundant storage options further enhance practicality. Impeccably decorated and maintained, this apartment is ideal for those seeking a sophisticated yet comfortable living space, as well as a promising investment opportunity. Andre Street enjoys a prime location close to East London's vibrant hotspots, including Shoreditch, London Fields, Broadway Market, and Stoke Newington. Nearby Kingsland Road and Church Street offer a plethora of amenities, including bars, restaurants, and boutique shops. Ridley Road Market. Moreover, residents enjoy swift access to London Liverpool Street (City) via Hackney Downs Overground Station, as well as convenient bus routes into the West End and beyond.

*Tenure - Leasehold
Tenure Arrangement - 110 years approx.
Service Charge - £170.27 + £33.94 Sinking Fund
Ground Rent - £tbc
Council Tax - D £1,776.00pa
EPC - C 77, 78*

*The Vendor has confirmed the building has a valid
EWS1 certificate.*

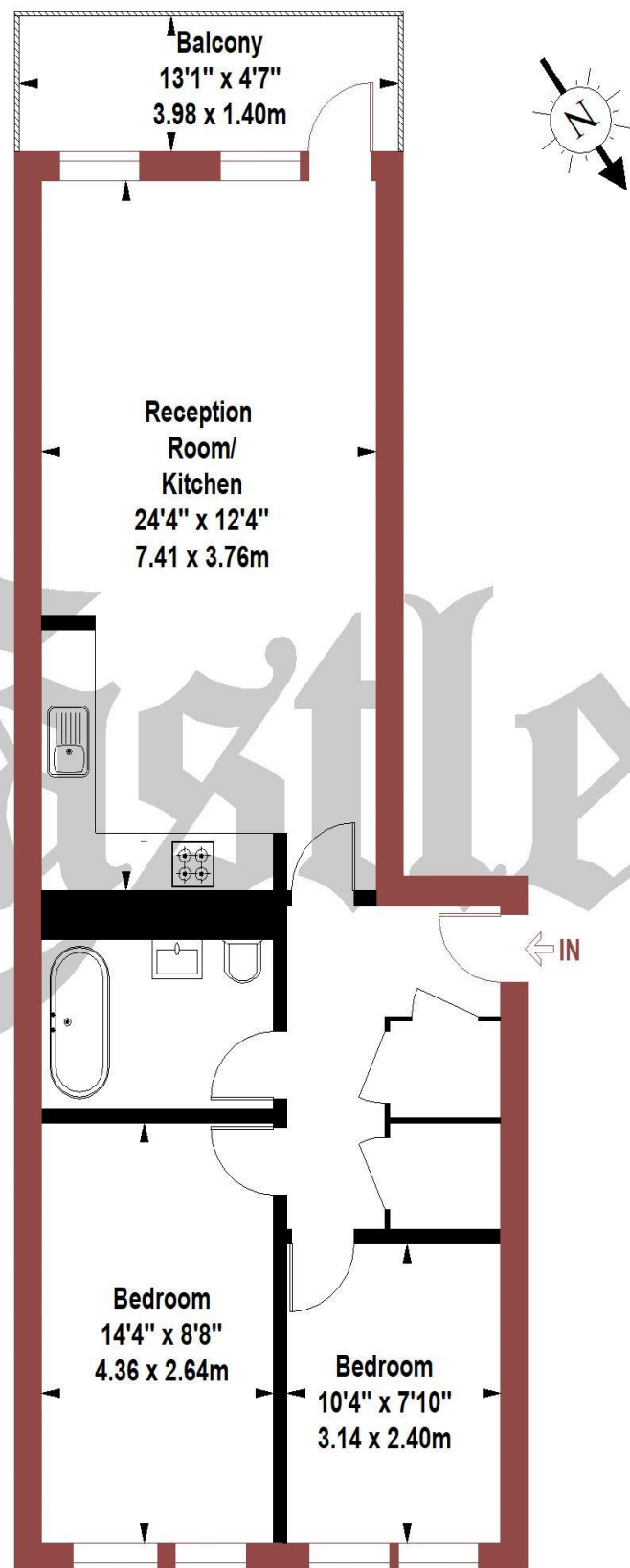
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020 8985 0106
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Approx. Gross Internal Area = 62.15 sq m / 669 sq ft



Third Floor

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

An overview of the area

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the 'ever popular' high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

Transport

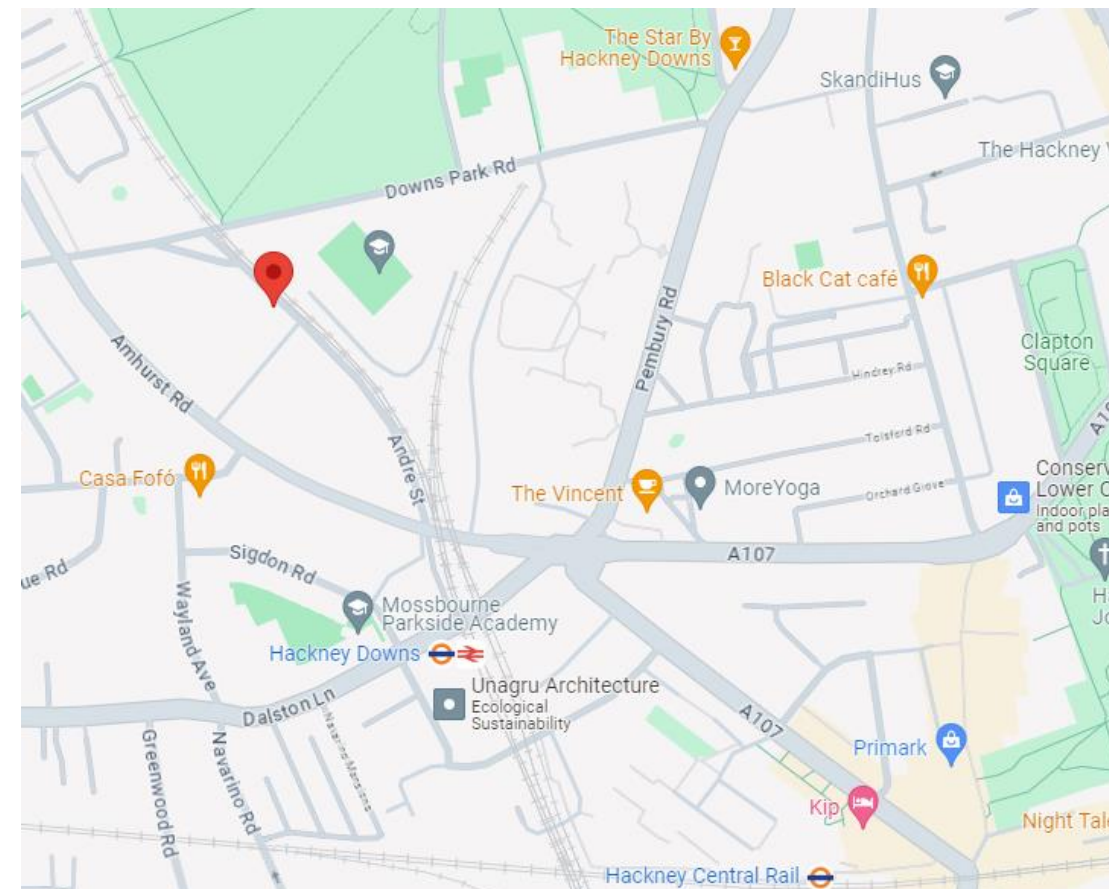
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



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