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# Andre Street, Hackney, E8

## £800,000



A sensational two-bedroom, two-bathroom sub-penthouse apartment offering the perfect fusion of design-led living, indoor-outdoor flow, and prime East London lifestyle.

This immaculately presented home is flooded with natural light thanks to its south-facing aspect, expansive floor-to-ceiling windows, and crisp white interiors. The heart of the home is the generously proportioned open-plan living area, seamlessly connected to an incredible SOUTH FACING 550 sq ft PRIVATE TERRACE – perfect for al fresco dining, entertaining, or soaking up the sun in total privacy.

Set within a boutique modern development, the property is a short stroll from Hackney Downs and Hackney Central stations, giving you swift access to the City, West End, and beyond. Local hotspots such as Broadway Market, London Fields, and Dalston are right on your doorstep, offering a dynamic mix of cafés, restaurants, and independent shops.

Perfect for professionals, creatives, or anyone seeking stylish city living with rare outdoor space, this is a unique opportunity to own a truly special apartment in one of East London's most exciting neighbourhoods.

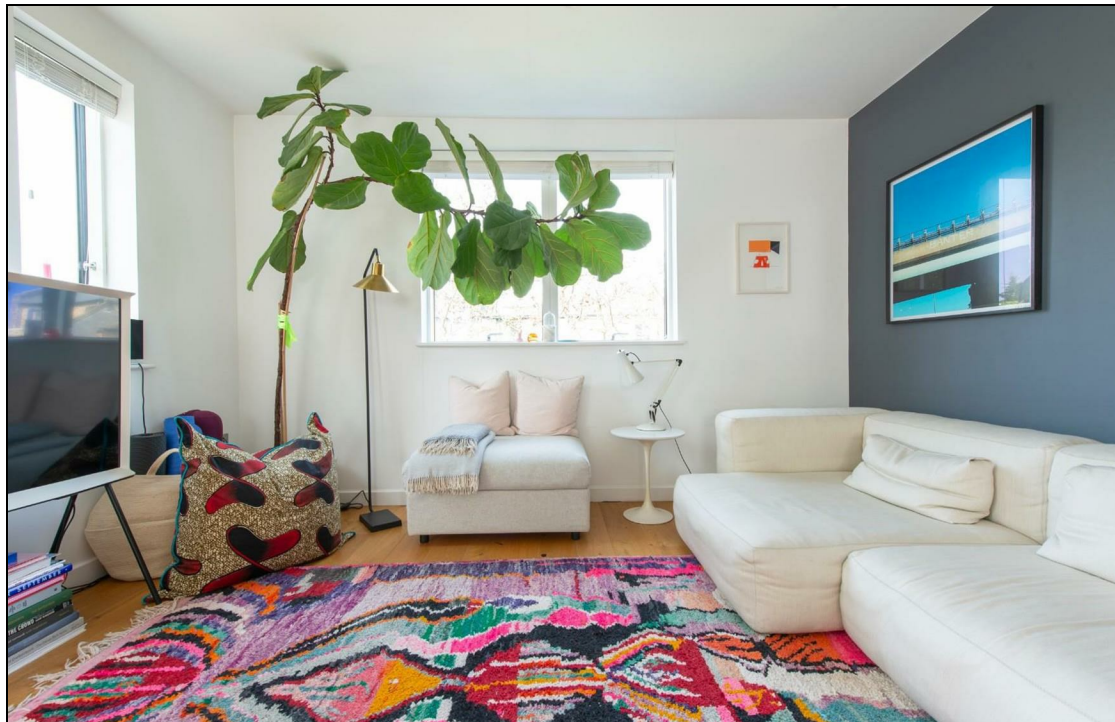


## KEY FEATURES

- Two Bedroom Sub Penthouse Apartment
- Private South Facing 550 Sq Ft Terrace
- Two Stylish Bathrooms Finished To A High Standard
  - Exceptional Natural Light
- Spacious Open-Plan Kitchen/Living/Dning Area
  - Offered Chain Free

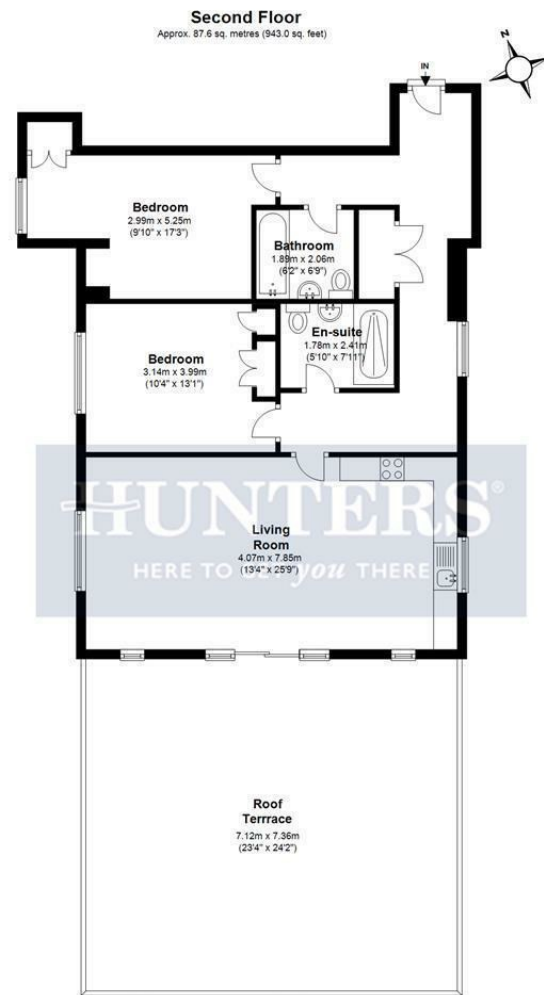






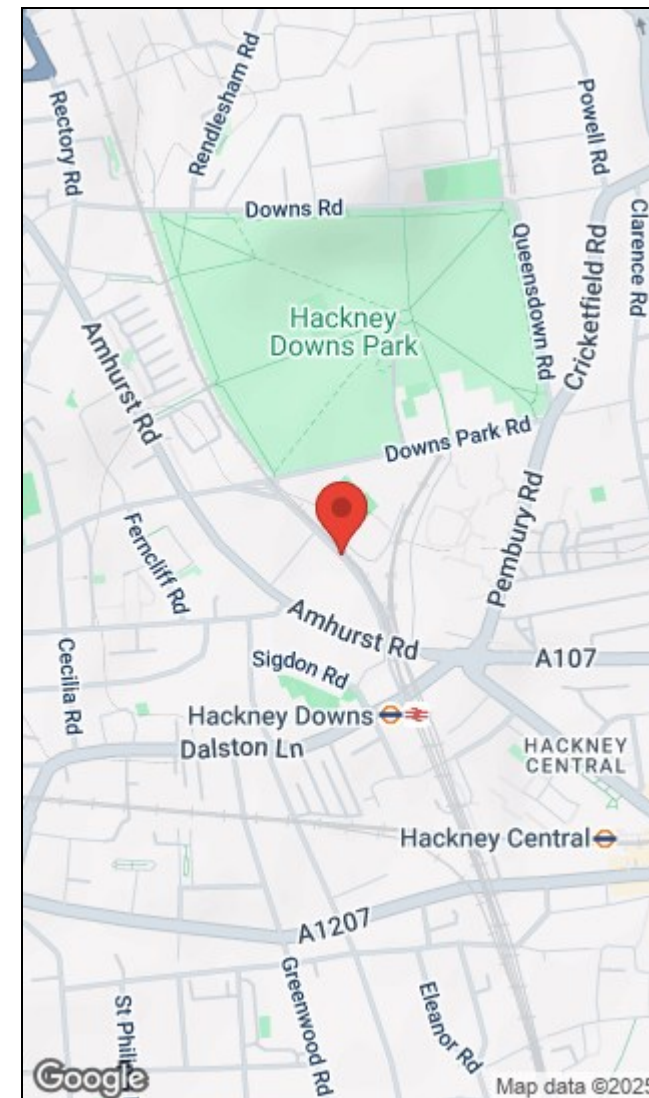






Total area: approx. 87.6 sq. metres (943.0 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item 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.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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			
EU Directive 2002/91/EC		83	84
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		85	86
England & Wales			

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