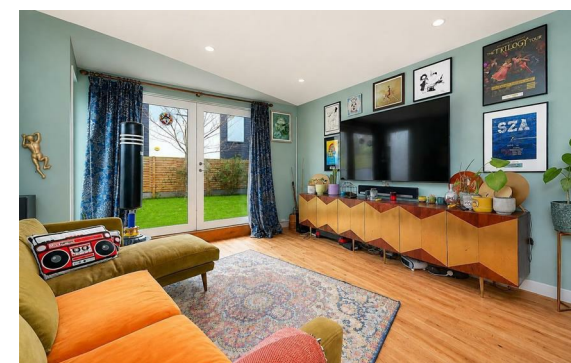




12 Andre Street, Hackney, London, E8 2AA

- 2 Bedroom Garden Flat
- Approx. 1000 sq ft Private Garden
- Striking interior
- Low Service Charge
- 2 Bathrooms
- Large Open Plan Reception / Kitchen
- Centrally Located

£750,000



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DESCRIPTION

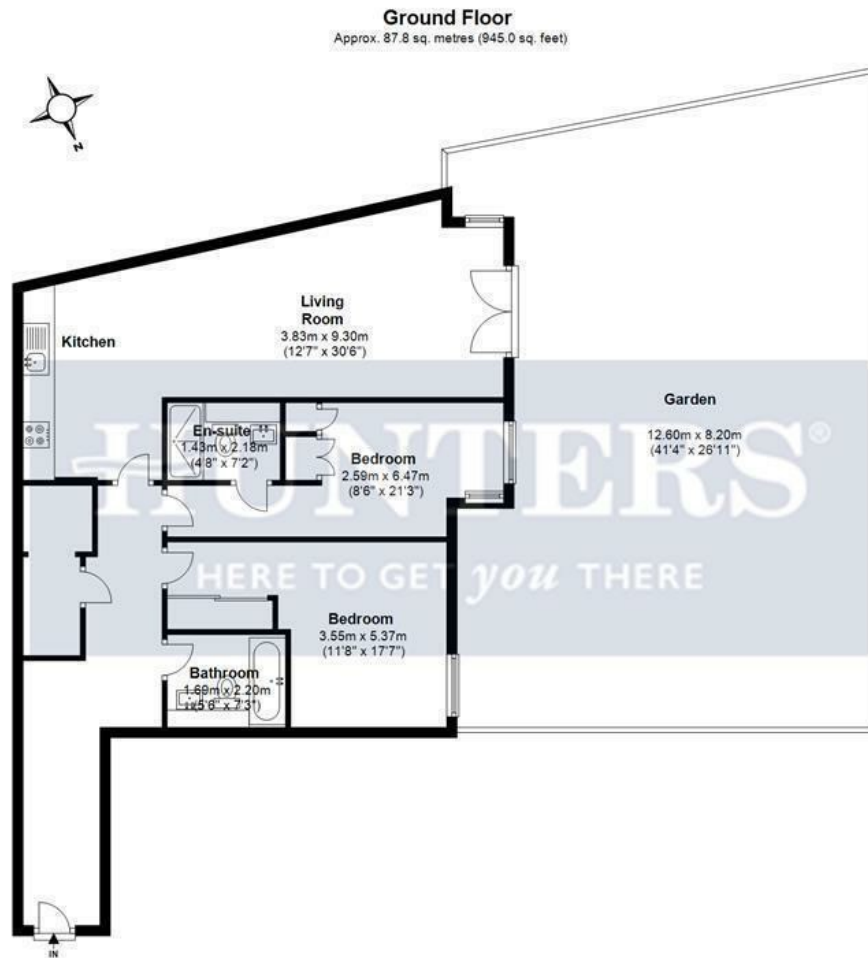
Tucked away on a quiet residential street in the heart of East London, this substantial two-bedroom, two-bathroom garden flat offers nearly 1,000 sq ft of beautifully designed internal space, paired with an exceptional 1,000 sq ft private garden—a rare find in this vibrant part of Hackney. Further enhancing its appeal is the benefit of a low service charge, making it an attractive proposition for both owner-occupiers and investors alike.

The apartment centres around a bright and expansive open-plan living space, where the reception, dining area and kitchen flow seamlessly together. Generous proportions and wide garden-facing doors create a fantastic sense of openness, while the distinctive eclectic décor—gallery walls, mid-century furniture and thoughtful design touches—give the space real personality. The modern kitchen is sleek and understated, with integrated appliances and clean lines, perfectly complementing the characterful living area. Whether hosting friends for dinner or relaxing at home, the layout is ideal for both entertaining and everyday living. Both bedrooms are well-proportioned doubles, thoughtfully positioned to create a comfortable separation between living and sleeping spaces.

Andre Street is superbly positioned for the energy and creativity of Hackney and Dalston, with an array of independent cafés, restaurants, galleries and nightlife nearby. Excellent transport links provide quick access across London, while the surrounding streets maintain a relaxed neighbourhood feel.







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.

Viewings

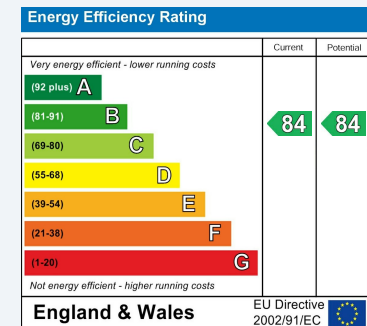
Please contact shoreditch@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.