

Reception/Kitchen/Diner
30'10" x 13'6"

Bedroom
23'0" x 9'0"

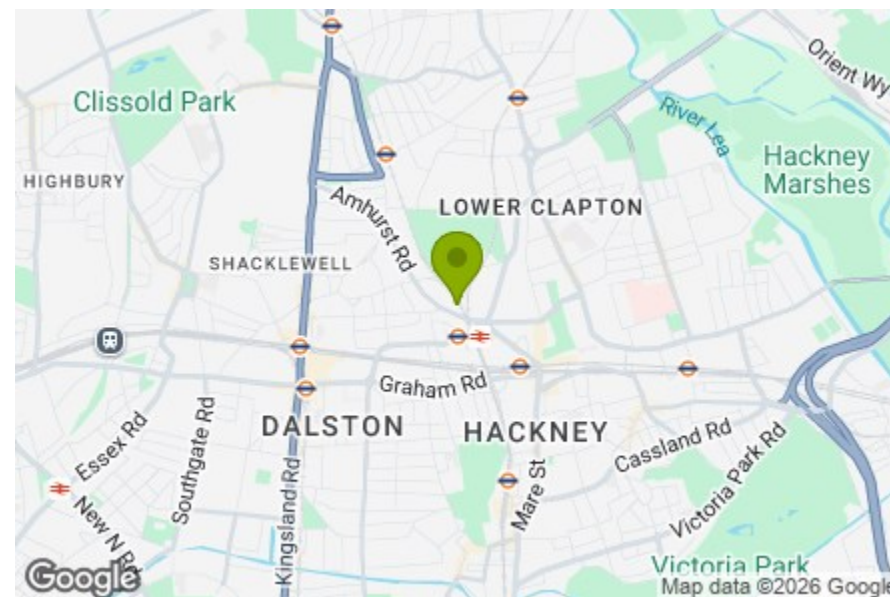
Bedroom
15'7" x 8'0"

Bedroom
13'4" x 9'0"

Bathroom
6'11" x 6'5"

Bathroom (Ensuite)
7'0" x 3'11"

Garden
16'1" x 35'11"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	85 85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



14 ANDRE STREET, LONDON £685,000 Leasehold 3 Bed Flat



Features:

- Three Bedroom Flat
- Two Bathrooms
- Ground Floor
- Over 1050 sq.ft
- Large Private Patio
- Ample Storage

A spacious three bedroom ground floor apartment with over 1,050 square feet of living space, two bathrooms, generous storage and a large private patio garden. Set close to Hackney Downs station and Hackney Downs Park, you're well placed for green space, excellent transport links and some much-loved local spots. (18.06.26)

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IF YOU LIVED HERE... (18.06.26)

Step inside and a wide central hallway gives an immediate sense of space, with several built-in storage cupboards helping to keep everyday life organised. At the rear, the open-plan kitchen, dining and reception room stretches to an impressive 30ft, creating a generous space for cooking, eating and relaxing. Full-height glazed doors open directly onto the private patio garden, bringing in plenty of natural light and creating an easy connection between indoors and out.

The three bedrooms are arranged along one side of the apartment, each with direct access to the outdoor space. The principal bedroom is particularly generous at over 23ft long and has its own en suite shower room. The second bedroom is another comfortable double, while the third offers flexibility as a guest room, workspace or additional bedroom. A contemporary family bathroom sits off the hallway, complete with a bath.

Outside, the private patio feels like a natural extension of the

living space, with room for outdoor dining, seating and planting.

WHAT ELSE?

- Hackney Downs Park is close by, offering wide open green space, tennis courts, play areas and plenty of room for weekend walks.

- Hackney Downs station is nearby, with Overground connections across East London, while Hackney Central and Mare Street are also within easy reach.

- Local favourites including Tom's Pasta and Brunswick Coffee are close at hand, along with independent shops, neighbourhood pubs and the wider food and drink scene around Hackney Central.



WORD FROM THE EXPERT... (18.06.26)

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart!"

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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