



**PANTERA
PROPERTY**

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Flat 1, 14 Andre Street, London, E8 2AA

A well presented three bedroom ground floor apartment, boasting a large private terrace.

Asking price £650,000

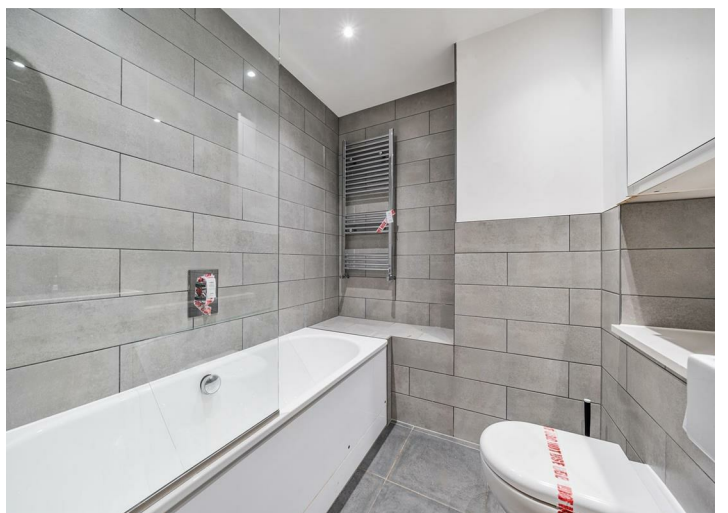
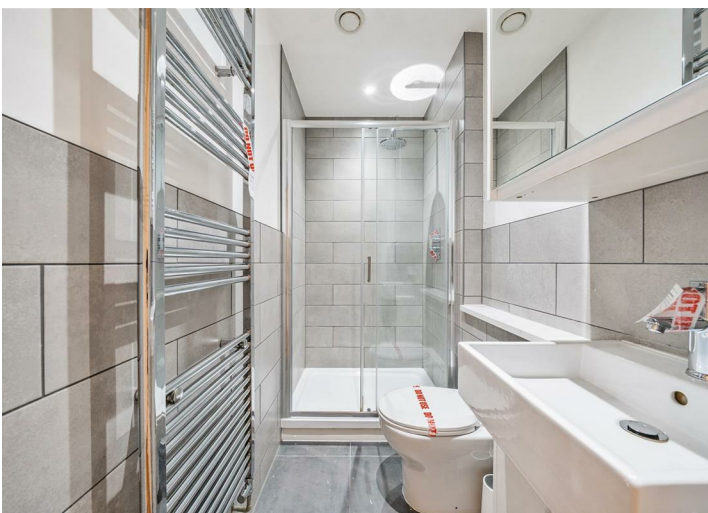
Flat 1, 14 Andre Street, London, E8 2AA

- Spacious three bedroom ground floor apartment
- Boasts an extensive private terrace
- Contemporary fitted kitchen with integrated appliances
- Modern En-suite and House bathroom
- Vacant Possession
- EPC Rating B
- 125 years left on the lease from 1st January 2016.

The entrance hall leads to a spacious kitchen and reception room with modern fitted appliances, returning to the hall, bedroom one has patio doors leading to the terrace and benefits from a contemporary en-suite. The property consists of a further two bedrooms, both with fitted wardrobes and a house bathroom.

Location

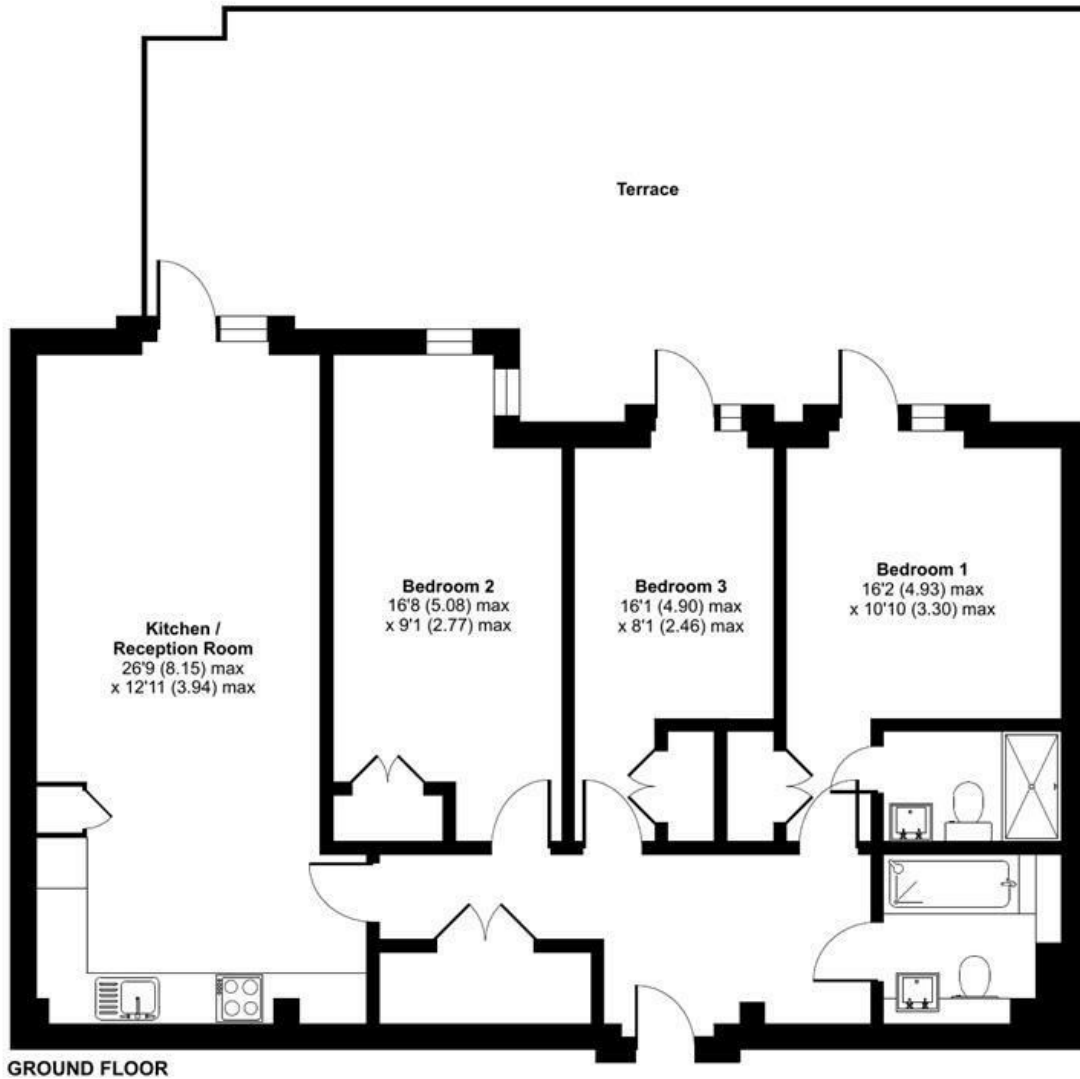
The property is located in Lower Clapton, specifically on Andre Street. The property is situated in a residential area, benefitting from a range of restaurants, cafe's, shops and transport links leading to throughout London and surrounding areas. Hackney Downs over ground station is located 0.3 miles away, providing a direct, 12 minute commute into Liverpool Street Station.



Andre Street, London, E8

Approximate Area = 987 sq ft / 91.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Pantera Property. REF: 1064200

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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	



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