Andrews Road, E8



Set within Northside Studios is this excellently presented 1109sqft (103sqm) two bedroom, two bathroom loft style apartment located along Regent's Canal. Situated on the third floor and offering impressive canal views the apartment comprises an exceptionally spacious 532sqft (49sqm) south facing reception room with a contemporary open-plan fitted kitchen and double doors opening to a decked balcony, a generous dual aspect master bedroom with en-suite shower room, a second double bedroom and three piece bathroom. The green open spaces of London Fields, with its Lido, are on a short walk away as well as the cafes, bars & restaurants on the vibrant Broadway Market. Ideally located for highly rated schools. Numerous transport links put the City and beyond within easy reach.

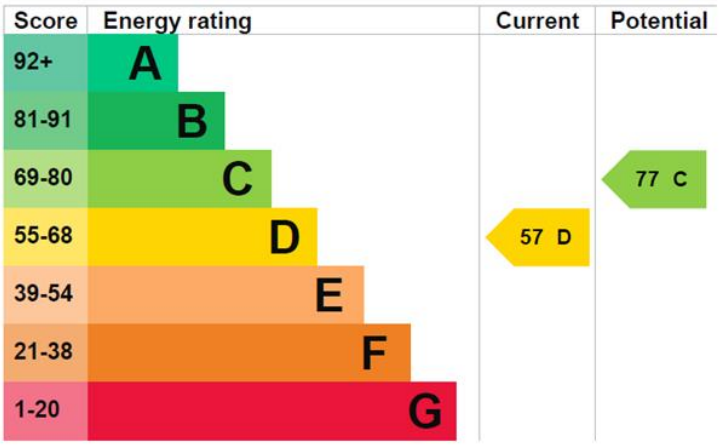
£799,995

Leasehold

KEY FEATURES

- Excellently presented loft style canal-side apartment.
- Boasting a very generous 1109sqft (103sqm) of space.
- South facing aspect and with panoramic canal views.
- Expansive living area with double doors to balcony.
- Contemporary open-plan fully fitted kitchen.
- Spacious master bedroom with en-suite shower room.
- Second double bedroom and further stylish bathroom.
- Broadway Market and London Fields on the door step.
- Walking distance to numerous local transport links.
- Easy access to Shoreditch, the City and beyond.

ENERGY PERFORMANCE CERTIFICATE



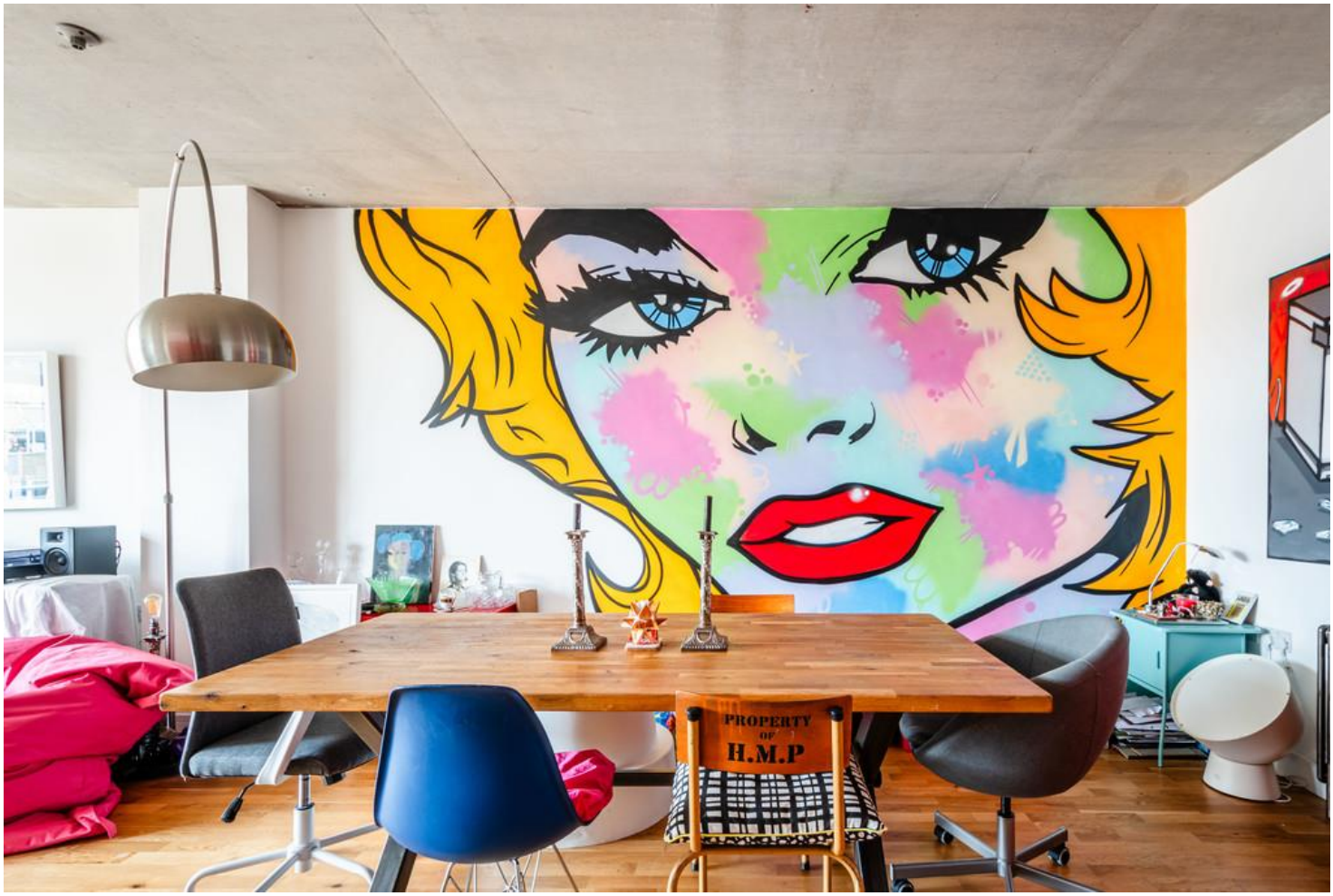
ADDITIONAL INFORMATION

TENURE:	Leasehold – 103 years	(Advised by Vendor)
SERVICE CHARGE:	£2,572.54 p.a.	(Advised by Vendor)
GROUND RENT:	£250.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,877.37 p.a.	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.


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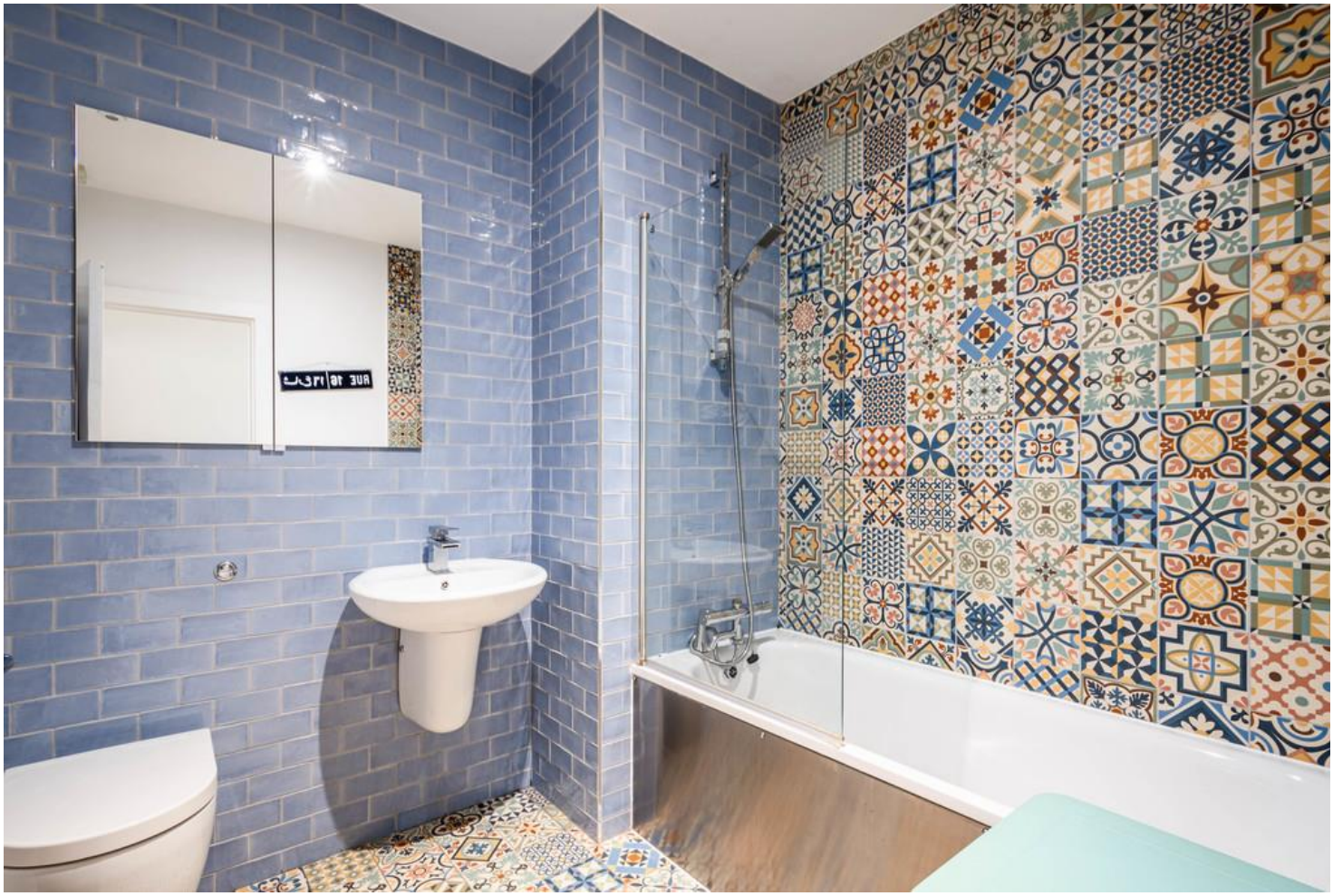



PROPERTY
OF
H.M.P


MODERN
ART





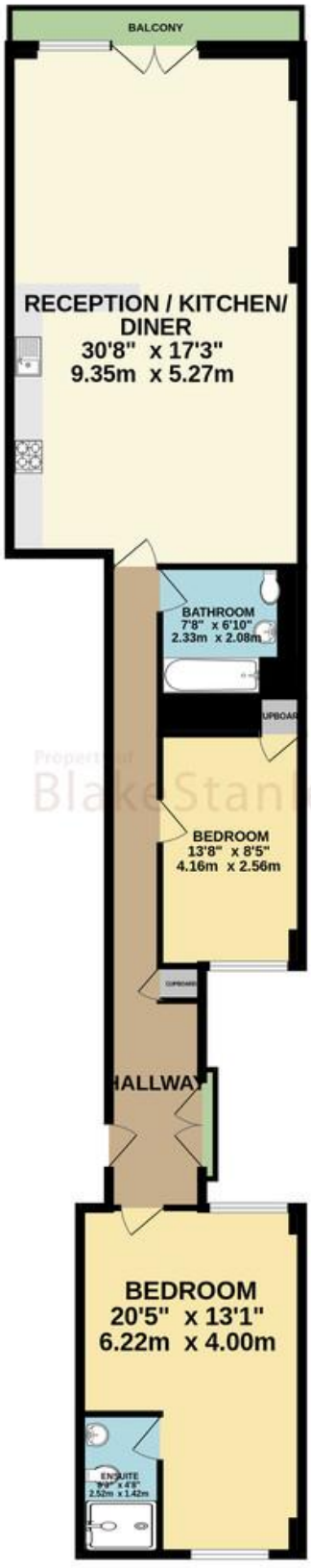








THIRD FLOOR



Property of Blake Stanley

TOTAL FLOOR AREA : 1109sq.ft. (103.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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