



33 Andrews Road, London, E8 4FX

Offers in excess of: £750,000 Leasehold

1 Total Bedroom | 1 Reception Room | 1 Bathroom

A beautifully presented one-bedroom, one-bathroom apartment set on the fourth floor of this sought-after Canalside development. Bathed in natural light, this stylish and well-proportioned home boasts a generous open plan living and kitchen area, opening onto a roof terrace with tranquil views over the Regent's Canal.

- Bright and spacious one-bedroom apartment in a modern Canalside development
- Chain Free
- Private roof terrace with peaceful views over the Regent's Canal
- Separate private balcony off the bedroom

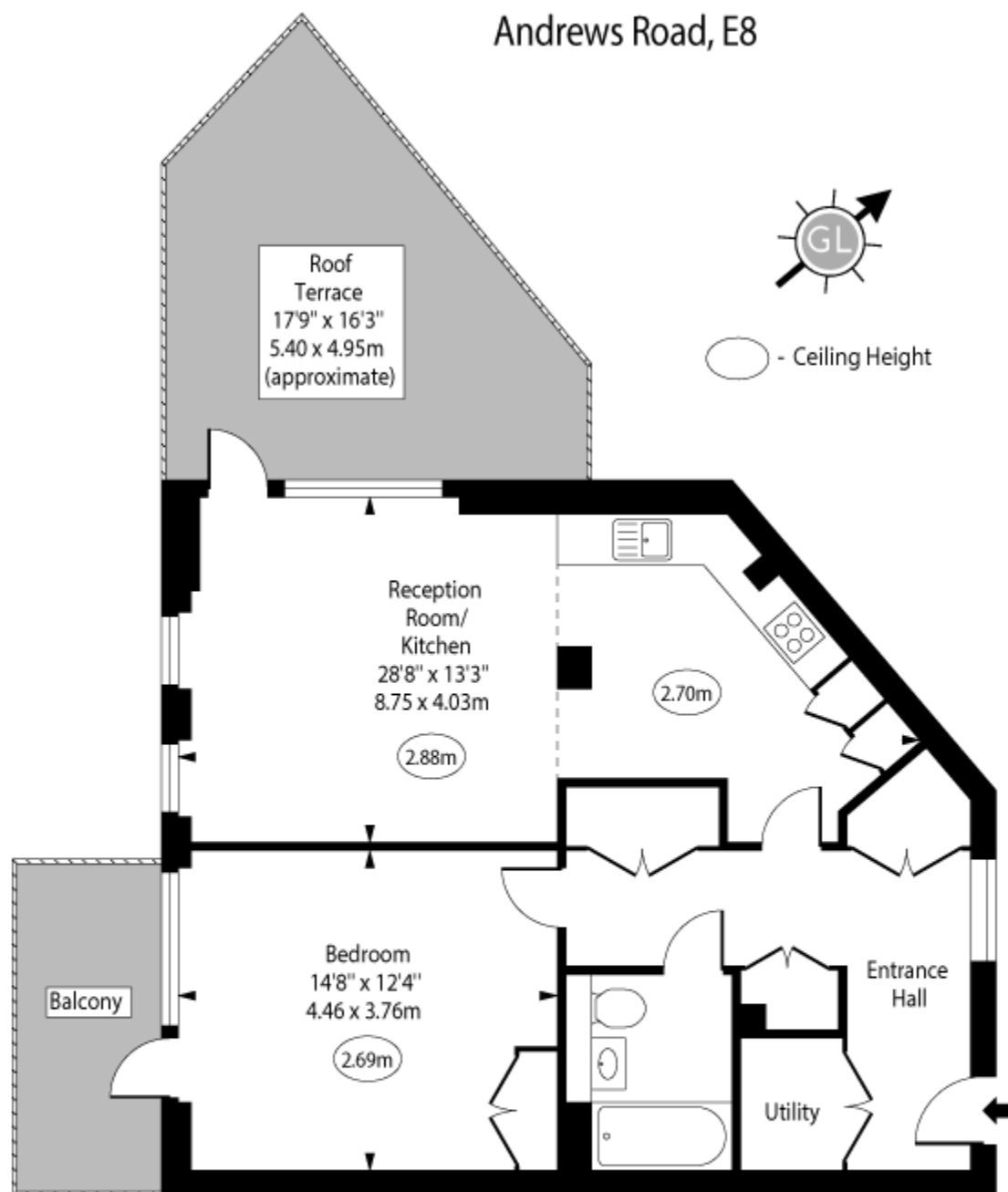


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This beautifully presented one-bedroom, one-bathroom apartment offers bright, stylish living in one of East London's most desirable settings. Immaculately maintained and thoughtfully laid out, the apartment features a spacious open-plan reception and kitchen area with integrated appliances and ample room for dining or entertaining, along with generous storage throughout. Floor-to-ceiling doors open onto a private roof terrace, offering tranquil views over the Regent's Canal, an ideal spot for morning coffee or unwinding in the evening.



Andrews Road, E8



Fourth Floor

Approx Gross Internal Area

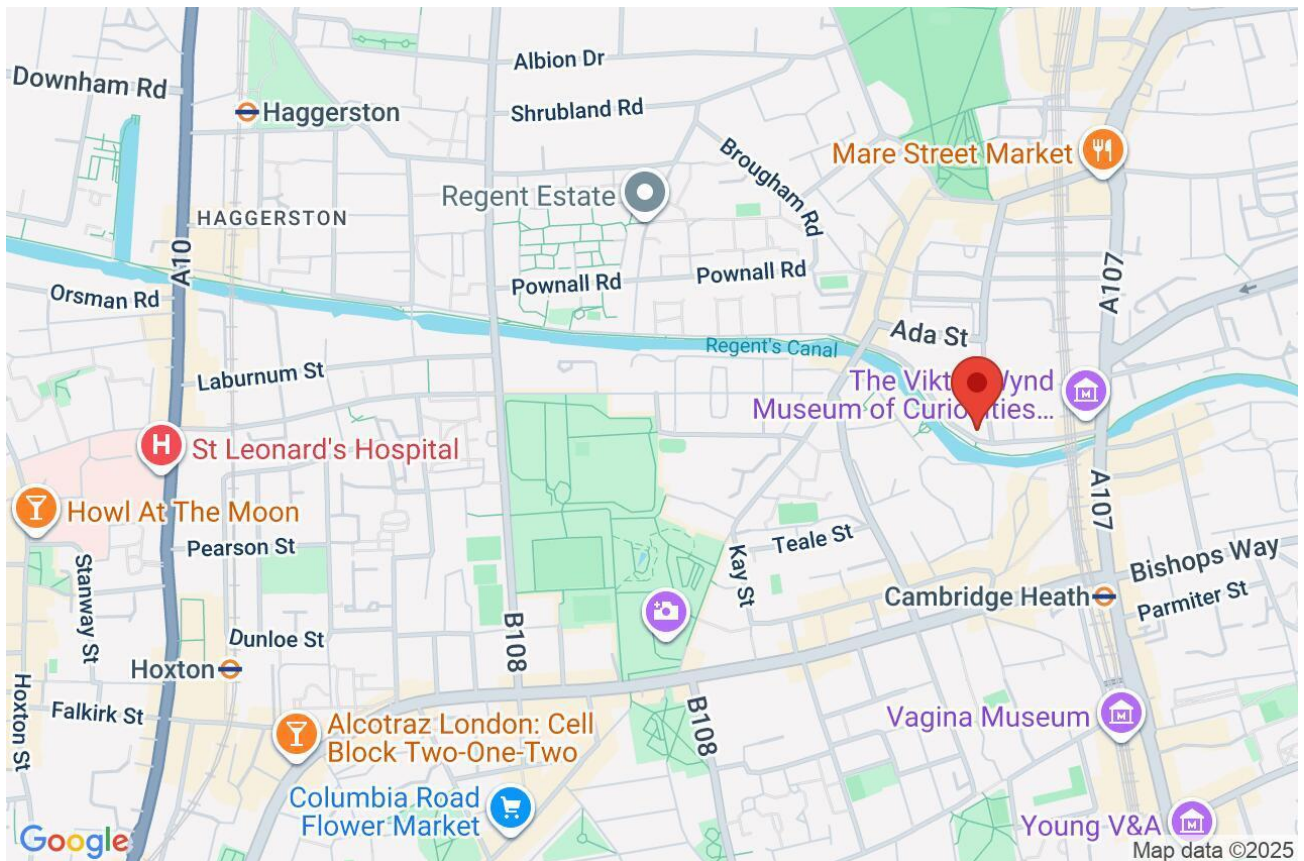
722 Sq Ft - 67.07 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		