



## 10-12 Andre Street

London, E8 2AA

### Freehold Investment Opportunity Located in Hackney, E8

**15,375.65 sq ft**  
(1,428.44 sq m)

- Freehold Investment
- 17 Residential Units
- 6 TENANTED Commercial Properties
- Annual Income of approx. £225,000
- Hackney E8

# 10-12 Andre Street, London, E8 2AA

## Summary

|                       |                                    |
|-----------------------|------------------------------------|
| <b>Available Size</b> | 15,375.65 sq ft                    |
| <b>Price</b>          | Offers in excess of £4,500,000     |
| <b>VAT</b>            | To be confirmed                    |
| <b>Legal Fees</b>     | Each party to bear their own costs |
| <b>EPC Rating</b>     | Upon enquiry                       |

## Description

This modernist block, constructed approximately 5 years ago, is not only architecturally impressive but also boasts significant dimensions. The property spans a total size of 15,375.65 square feet, providing a spacious and well-designed environment for its occupants. The block is comprised of 17 residential units, each with a lease term of five years into 125 years. The residential units are thoughtfully integrated into the block, offering a variety of living spaces within the overall square footage. In addition to the residential aspect, the property includes 6 occupied commercial units. These spaces, contributing to the total size of the property, add a dynamic and versatile element to the block. The combination of residential and commercial units enhances the overall functionality and appeal of the property, catering to a diverse range of occupants and businesses.

The annual income from the freehold, approximately £225,000 per annum, provides a significant financial aspect to the property.

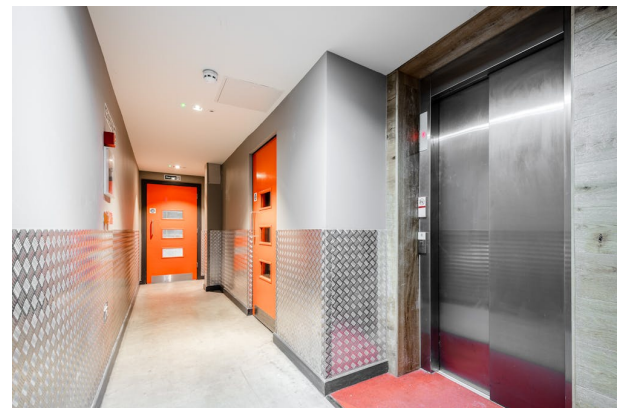
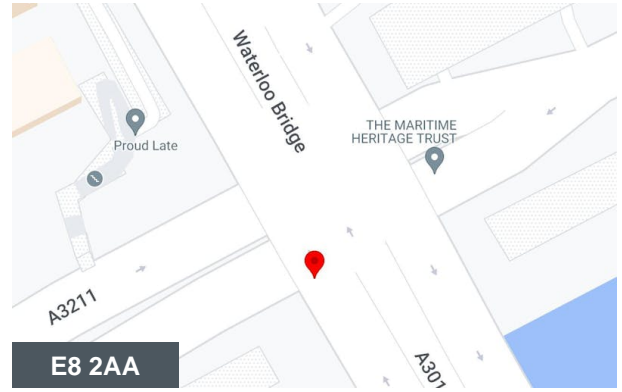
## Location

Andre Street is just moments from the station and green space at Hackney Downs Station, close to all amenities and further Overground station at Hackney Central and the social hotspots of London Fields and Dalston.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft            | sq m            | Price      | Availability |
|--------------|------------------|-----------------|------------|--------------|
| Building     | 15,375.65        | 1,428.44        | £4,500,000 | Available    |
| <b>Total</b> | <b>15,375.65</b> | <b>1,428.44</b> |            |              |



## Viewing & Further Information



### George Sarantis

020 7613 4044 | 0731 1077 549  
george@fyfemcdade.com



### Quba Medford

020 7613 4044 | 07912883110  
quba@fyfemcdade.com