



Ivy Point, Hannaford Walk, Bromley-by-Bow, E3.

Asking price **£280,000** | Leasehold



Ivy Point, Hannaford Walk, Bromley-by-Bow, E3.

-  Studio
-  1 Bathroom
-  1 Reception
-  Balcony
-  Gymnasium
-  Local Amenities
-  24-Hour Concierge
-  0.2 MI Devons Road

A luxury studio suite property situated on the 1st floor of the Ivy Point building, located in the heart of Bow E3.

This open plan studio offers attractive living space, open plan modern kitchen with fitted appliances, wood flooring, floor to ceiling glazing providing an abundance of natural lighting, separate sleeping area with fitted wardrobe space and a lavish bathroom suite with smart fittings and fixtures, ample storage throughout. The south-facing balcony provides fantastic views of the surrounding area.

Residents will also benefit from exclusive access to 24-hour concierge service and a gymnasium. The development is located just four minutes away from Bromley-by-Bow Underground station which serves both the District and Hammersmith and City lines, offering valuable travel links into Central London.

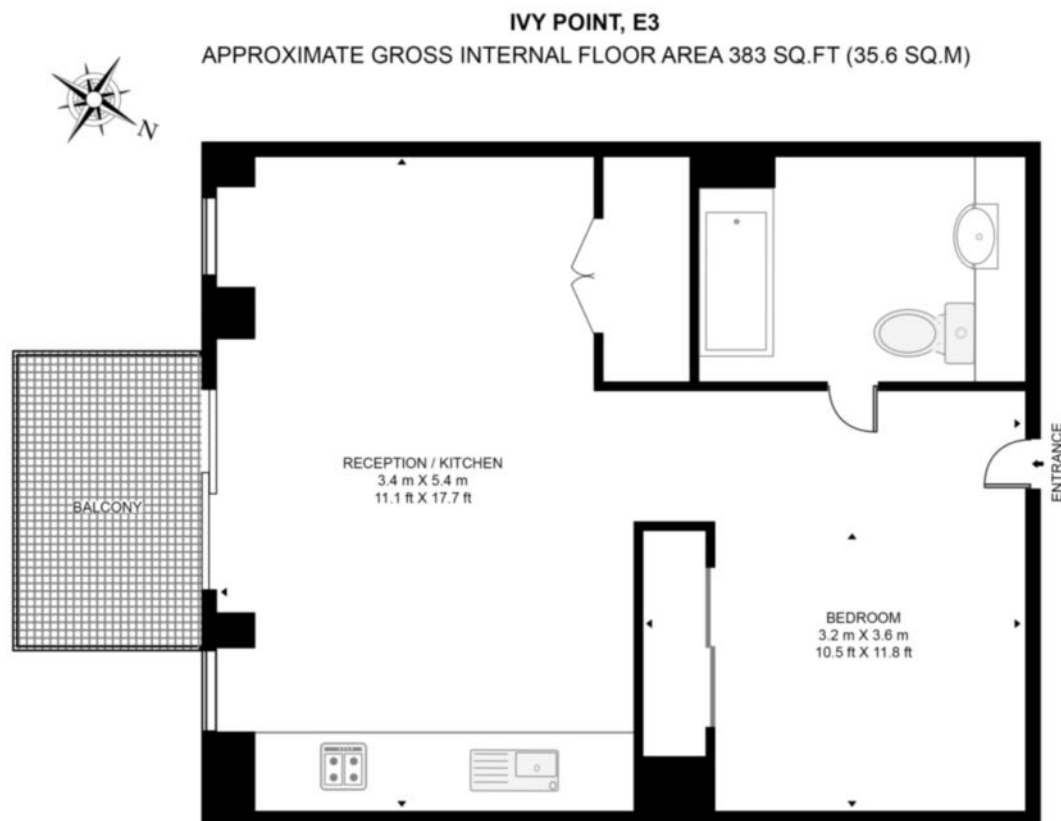
Devons Road DLR station is also four minutes away, proving a quick commute to Canary Wharf and other prominent destinations across the capital.

Tenure:	Leasehold (116 years remaining)	Local Authority:	Tower Hamlets
Ground Rent:	£200 p.a.	Council Tax Band:	C
Service Charge:	£1,632 p.a.	EPC:	B



Floorplan

383 sq ft | 35.6 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Canary Wharf

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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