



Positioned just moments away from the DLR and Bromley-By-Bow station is this impressive apartment benefiting from a 24 hour concierge, residents gymnasium and communal roof terrace.

**Ivy Point, 5 Hannaford Walk, London, E3**

Offers in Excess of £340,000 Leasehold (119 years remaining)

**savills**



Spacious one bedroom suite • Private balcony • Immaculate condition throughout • Concierge / Residents gymnasium • Ideal first time buy

#### Local Information

There is a lively local neighbourhood filled with a vast range of local shops bars and restaurants all within walking distance. The development is ideally located for transport links to Canary Wharf and The City via Devons Road DLR (0.2miles) and Bromley-by-Bow (0.1miles).

All times and distances are approximate.

#### About this property

Making an ideal first time purchase or buy to let opportunity is this impressive one bedroom suite positioned on the 7th floor of this popular modern development. Internally the apartment offers approximately 486 sq ft of living space, and there is great natural lighting throughout, which is enhanced by the floor to ceiling windows. The property further benefits from underfloor heating with two separate controls, one for the living room and bedroom and the other one for the reception room and bathroom. There is also a high speed internet connection to the door, available through hyperoptic (up to 1GB) and/or Virgin.

There is a high quality fitted kitchen with a range of designer appliances, wood flooring to the living areas, a private balcony with impressive views, and plenty of storage offered throughout.

Additionally there is a secure entry fob system, a 24 hour concierge, communal roof terrace and a resident's gymnasium.

#### Tenure

Leasehold (119 years remaining)

#### Local Authority

Tower Hamlets

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.

Telephone: +44 (0) 20 7531 2530.









Ivy Point, 5 Hannaford Walk, London, E3  
Gross Internal Area 486 sq ft, 45.2 m<sup>2</sup>

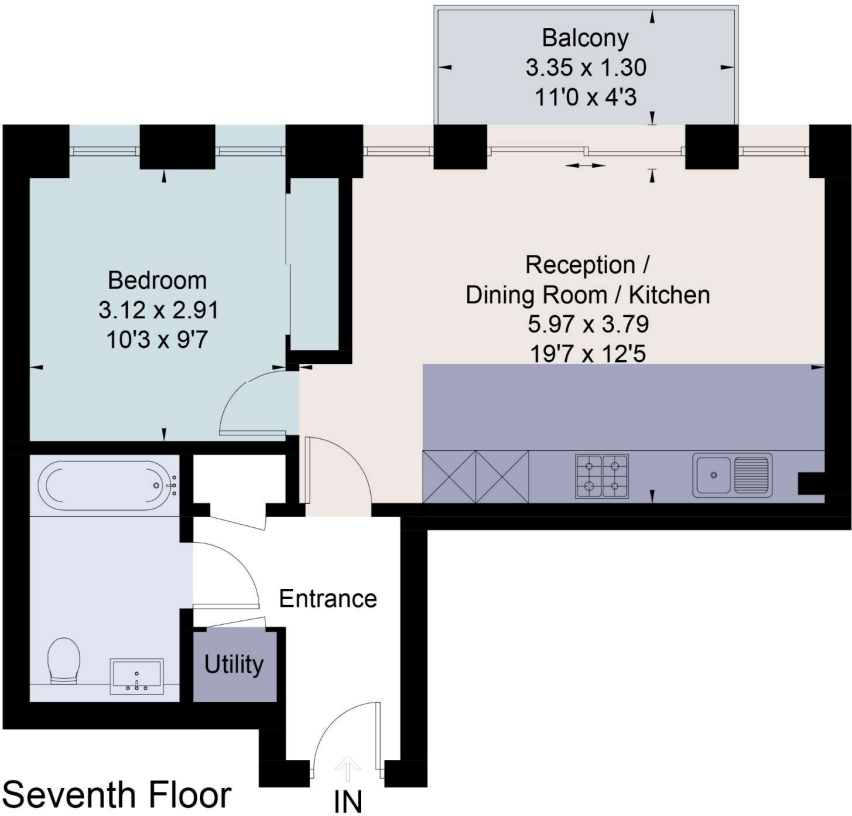
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Approximate Area = 45.2 sq m / 486 sq ft  
Balcony Area = 4.3 sq m / 46 sq ft  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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