



Ivy Point, No 1 The Avenue, Hannaford Walk, Bromley-By-Bow, E3

Asking price **£525,000** | Leasehold



Ivy Point, No 1 The Avenue, Hannaford Walk, Bromley-By-Bow, E3

-  3 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Balcony
-  Gymnasium
-  Allocated Parking
-  Local Amenities
-  24-Hour Concierge
-  0.3 MI Bromley-By-Bow

A spacious three-bedroom, two-bathroom apartment set on the 13th floor of Ivy Point, a modern development in Bow moments from Bromley-by-Bow tube station.

The property features a bright open-plan living and dining area with a contemporary fitted kitchen complete with integrated appliances. Full-height windows and wood flooring enhance the sense of space and light, with direct access to a private balcony offering dual-aspect views.

There are three well-proportioned bedrooms, including a principal bedroom with fitted storage and an en suite bathroom, along with a modern family bathroom serving

the remaining bedrooms. Residents further benefit from concierge services and access to an on-site gym within the development.

Residents of the development enjoy access to a 24-hour concierge service, a fully equipped residents' gymnasium, and beautifully maintained communal roof terraces offering stunning 360-degree views across London.

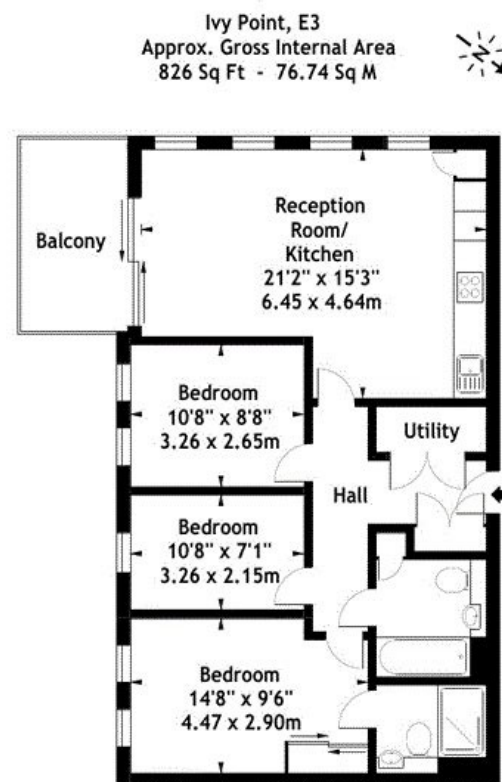
Ideally located close to Bromley-by-Bow Underground station, the property provides excellent transport links into Aldgate East and other key destinations across the Capital, making it an ideal purchase for both owner-occupiers and investors.

Tenure:	Leasehold (104 years remaining)	Local Authority:	Tower Hamlets
Ground Rent:	£500 p.a.	Council Tax Band:	E
Service Charge:	£5,200 p.a.	EPC:	B



Floorplan

826 sq ft | 76.74 sq m



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.
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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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