



Ivy Point, St. Andrews, Hannaford Walk, Bow, E3

Asking price **£395,000** | Leasehold



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-  2 Bedrooms
-  1 Bathroom
-  1 Reception
-  Balcony
-  Gymnasium
-  Local Amenities
-  24-Hour Concierge
-  0.1 MI Bromley-By-Bow

Modern two bedroom property with a balcony set in St Andrews, a landmark residential development in Bow E3.

Accommodation spans 714 sq ft and includes a large open plan living room, fitted kitchen with integrated appliances, Amtico flooring and under-floor heating, floor to ceiling glazing, two ample sized bedrooms and tiled bathroom suite with smart fittings and fixtures.

St Andrews provides 24-hour concierge and access to a gym. Ivy Point forms part of St Andrews development by Barratt London. The development is

the winner of three 2011 Housing Awards including the Graham Pye Award for the development best suited to family living. A great sense of community forged among residents is often awarded to this neighbourhood.

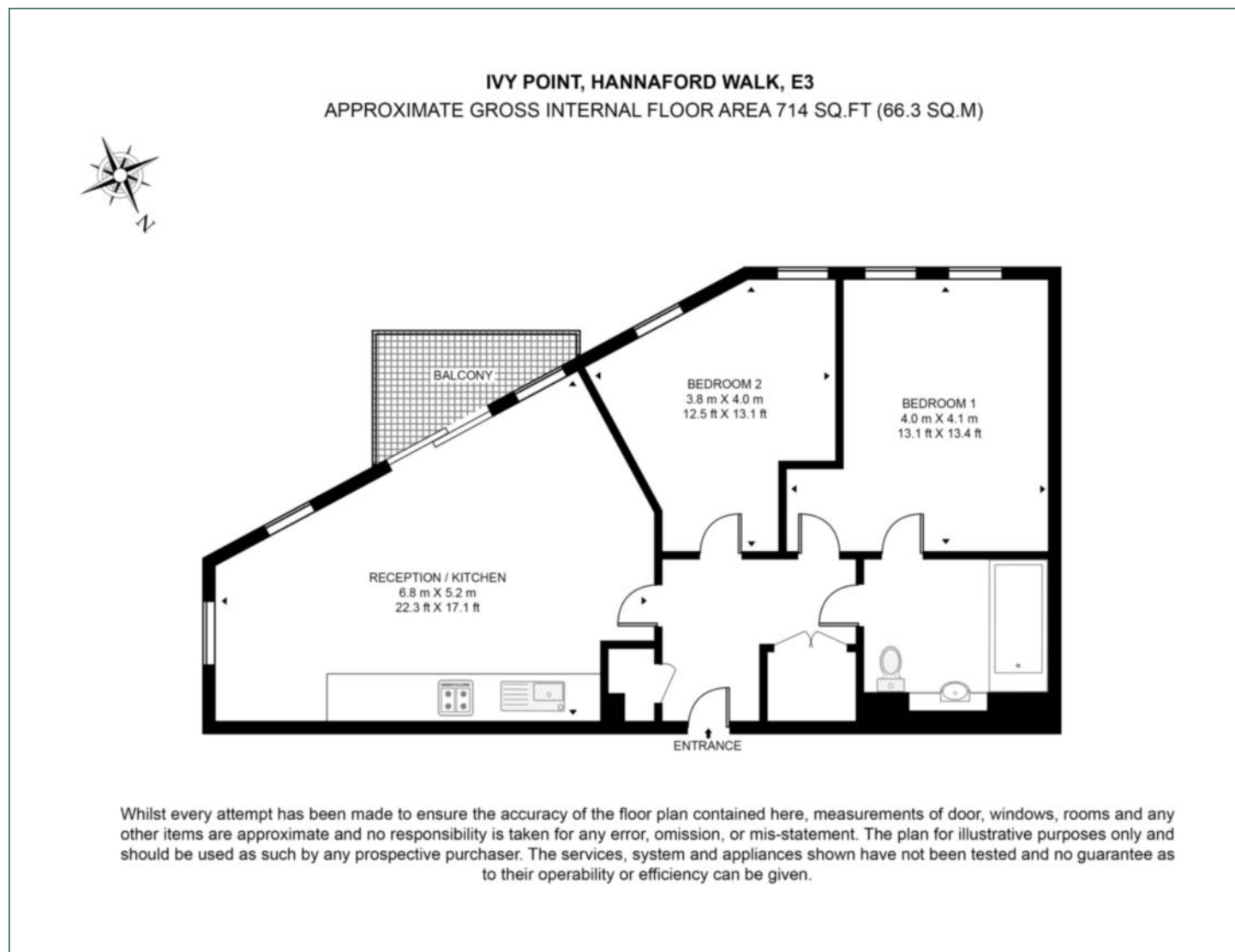
The property is Nearby Bromley-by-Bow Underground station with District and Hammersmith & City lines. Located on the western banks of the River Lea and only a few train stops away from Stratford and the Queen Elizabeth Olympic Park, the area has brilliant transport connectivity with the rest of the city and is close to world-class sports and leisure infrastructure.

Tenure:	Leasehold (115 years remaining)	Local Authority:	Tower Hamlets
Ground Rent:	£300 p.a.	Council Tax Band:	D
Service Charge:	£2,180.89 p.a.	EPC:	B



Floorplan

714 sq ft | 66 sq m



Canary Wharf

Horizon Building, 15 Hertsmere Road, London, E14 4AW

Sales

020 7515 1000 | canarywharf.lettings@chaseevans.co.uk

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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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