



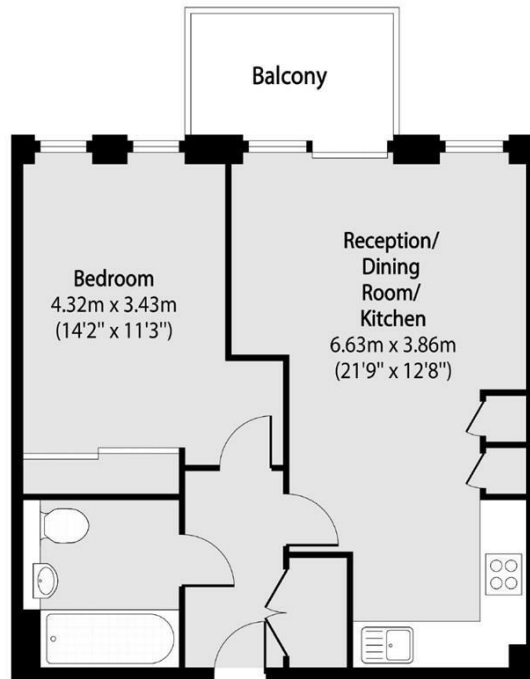
49 IVY POINT HANNAFORD WALK LONDON, E3 3TF

£1,850

A bright and spacious one double bedroom modern apartment on the 6th floor of Ivy Point. This well presented property comes with an open plan reception, wooden flooring, on-site concierge and gym with a communal roof terrace.

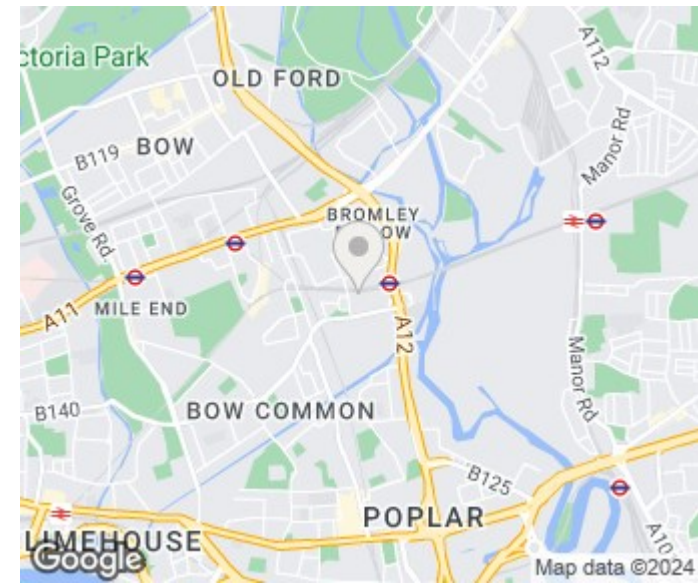
The development has on-site shops including a pharmacy and Sainsburys store. There are great transport options with the DLR and tube giving access to the City and Canary Wharf.

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Total area (approx): 44.69 sq m (481 sq. ft)

Balcony total area (approx): 4.46 sq m (48 sq. ft)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 85 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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