



CLARE HUGHES POWERED BY exp TM UK

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Hannaford Walk, London, E3 3TF

£1,700PCM (Deposit: £1,961)

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Tax Band: C Furnished: Not Specified

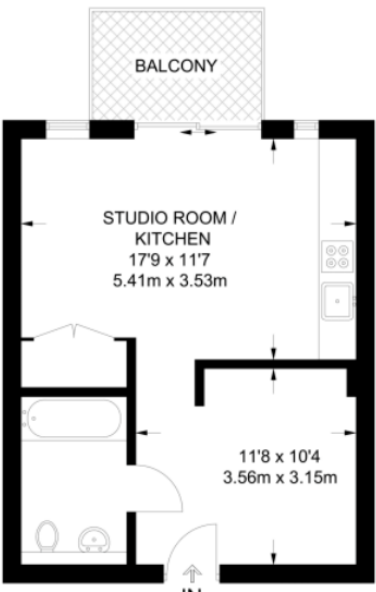
A spacious studio/one bedroom property in Ivy Point part of the larger St Andrews Development. This 1st floor property with balcony offers a contemporary open plan kitchen with integrated appliances, reception room, modern bathroom and bedroom area with built in storage.

Residents of Ivy Point have access to a 24 hour concierge service, state of the art 2,500 sqft gymnasium, and a communal roof terrace offering a 360 degree panoramic view across London's skyline.

There is a Sainsburys Local store located on site for the convenience of residents along with well maintained landscaped areas and central plaza. The development is perfectly located for transport with Devons Road DLR and Bromley-by-Bow Underground stations on the door step.



Available furnished 27th March



29/02/2024, 12:59 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Flat 4 Ivy Road Sharnford Walk LONDON E3 3TF	Energy rating <b>B</b>	Valid until: 28 September 2024 Certificate number: 9629-3881-7010-9224-7781
Property type		Mid-floor flat
Total floor area		96 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).  
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**Energy rating and score**

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60