



**Bow Sales**, 634-636 Mile End Road, Bow, London E3 4PH  
T 020 8981 2670 E [bowsales@ludlowthompson.com](mailto:bowsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## HANNAFORD WALK BOW ROAD



**SOLD**

**REF: 2618030**

### **2 Bed, Purpose Built Apartment, Private Balcony & Shared Terrace, 1 Underground Parking Space**

16th Floor Apartment - Two Private Balconies - 24 Hour Concierge & Residents Gym - Recently Built Development - Over 888 Square Foot - Communal Rood Terrace

Bright and spacious (888 sq. ft) apartment with two double bedrooms, two bathrooms and a large open-plan kitchen and living room, set on the 16th floor of the newest building within the prestigious St Andrews development. The property also offers a secure underground parking space, 24-hour concierge and gym facilities on site, and is perfectly located just minutes from Bromley By Bow Station (District, Hammersmith & City Line) and Devons Road DLR, offering amazing access to the City and Canary ...

**continued below**

**Train/Tube** - Bromley-by-Bow, Bow Church, Mile End, Bow Road

**Local Authority/Council Tax** - Tower Hamlets

**Ludlowthompson**



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# HANNAFORD WALK BOW ROAD



Reception



Reception alt



Kitchen



Master Bedroom



Master bedroom alt



Ensuite



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# HANNAFORD WALK BOW ROAD



2nd Bedroom



Bathroom



Exterior



Residents Gym



Concierge



Communal Roof Terrace



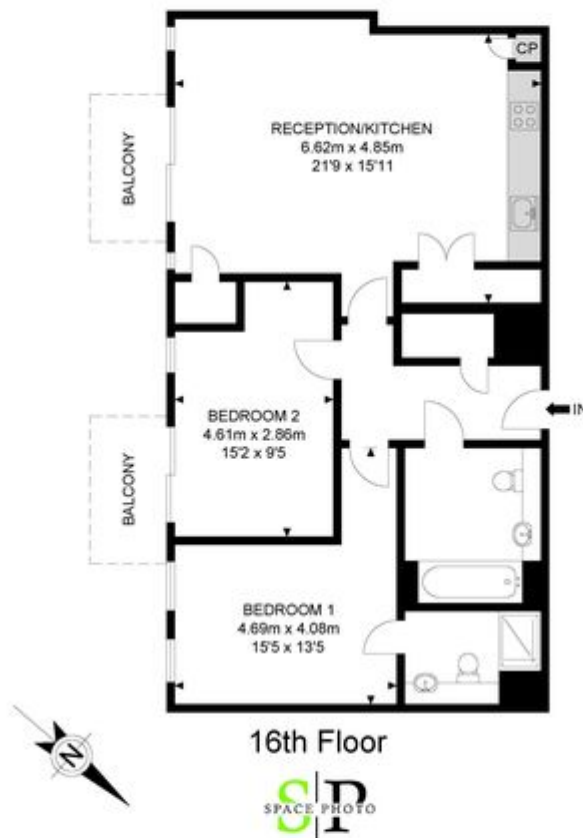
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# HANNAFORD WALK BOW ROAD



## Ivy Point



APPROX. GROSS INTERNAL FLOOR AREA 874.02 SQ FT / 81.20 SQM

APPROX. GROSS EXTERNAL FLOOR AREA 79.65 SQ FT / 7.40 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

© SpacePhoto

Photography and Floor Plan

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Bright and spacious (888 sq. ft) apartment with two double bedrooms, two bathrooms and a large open-plan kitchen and living room, set on the 16th floor of the newest building within the prestigious St Andrews development. The property also offers a secure underground parking space, 24-hour concierge and gym facilities on site, and is perfectly located just minutes from Bromley By Bow Station (District, Hammersmith & City Line) and Devons Road DLR, offering amazing access to the City and Canary Wharf.

This immaculate apartment boasts stunning views from the floor-to-ceiling windows throughout, two private balconies, as well as a large communal roof terrace. The property is comprised of an open-plan kitchen and living room leading to one of the private balconies, two large double bedrooms, one with an ensuite, an additional (main) bathroom and an entrance hallway, with substantial storage space throughout. The property has underfloor heating, fitted wardrobes, premium integrated appliances, double glazing throughout, and a video entry security system.

The transport links are hard to beat, with the apartment being only a few moments' walk from both the London Underground and the DLR as well as being within easy access of the A12 (providing excellent airport access by car in addition to public transport). The attractions of Canary Wharf and Stratford, with its Olympic Park and Westfield shopping centre, are less than 10 minutes away. Shoreditch, with its bars and restaurants and the City of London are less than 20 minutes away.

A fantastic opportunity to live in one of the most sought-after developments in Bow, E3. Please call our helpful sales team on 02089812670.

Reception

Reception alt

Kitchen

Master Bedroom

Master bedroom alt

Ensuite

2nd Bedroom

Bathroom

Exterior

Residents Gym

Concierge

Communal Roof Terrace

Tenure Details

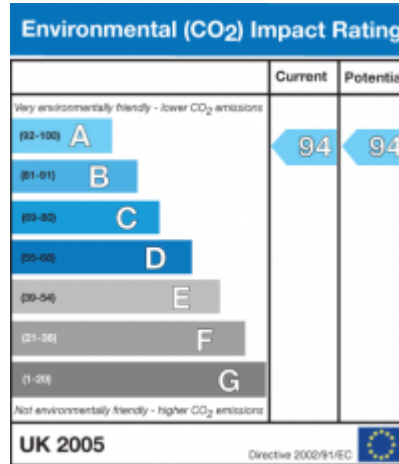
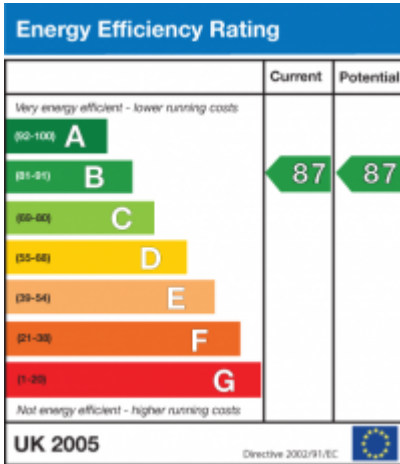
**ludlowthompson**

Lease Length - 120 years

Service Charges - £3120 per year



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# HANNAFORD WALK BOW ROAD



CALL 020 8981 2670

REF: 2618030

## When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Bow Sales Office quoting 2618030

## DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

## PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.