Barry Blandford Way, London, E3

BUTLER & STAG

**Guide Price - £425,000 to £450,000**

**Step into contemporary urban living with this beautifully presented two-bedroom apartment, ideally positioned just seconds away from Devons Road DLR Station, offering effortless connections to Canary Wharf, Stratford, and The City.**

# Leasehold

- Two Bed Apartment
- Close To Amenities
- Close To Devons Road DLR
- Private Balcony
- Chain Free
- Lift Access

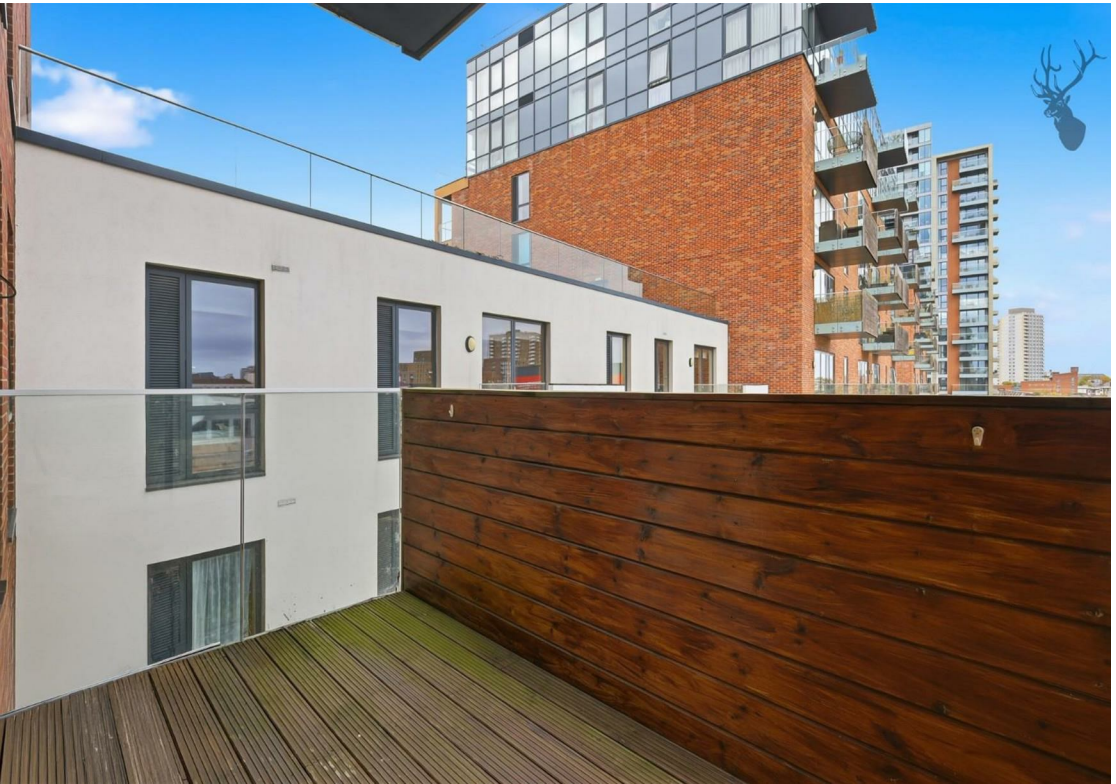
The heart of the home is a bright and airy open-plan living and dining space, featuring floor-to-ceiling windows with fitted blinds that flood the room with natural light and provide direct access to a private balcony—perfect for morning coffee or evening relaxation.

The sleek, fully integrated kitchen is equipped with good quality Bosch appliances, generous storage, and nice finishes —ideal for both home cooking and entertaining.

The property offers two well-proportioned double bedrooms, each designed with comfort in mind. The master bedroom benefits from built-in wardrobes and large windows, creating a warm and inviting atmosphere.

A modern three-piece bathroom suite with contemporary fittings, full-height tiling, and excellent storage completes the home.

Enjoy your own outdoor space with a private balcony —a rare feature in such a well-connected location.



# Hoey Court

Approx. Gross Internal Area 62.5 Sq M ( 672.7 Sq Ft )

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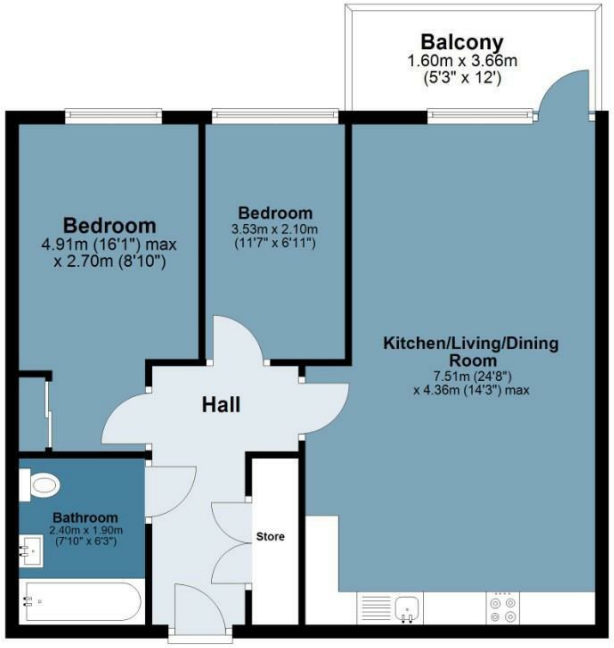
## Fourth Floor

Approx. 62.5 sq. metres (672.7 sq. feet)




Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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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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