



Hannaford Walk, London, E3

BUTLER & STAG



**Guide Price £475,000 - £500,000**  
**Luxurious Three Bedroom Dual Aspect**  
**Apartment With Breathtaking London**  
**Skyline Views**

**Nestled within the St Andrews development, this modern and spacious three bedroom, two-bathroom sixth floor apartment presents an unparalleled opportunity to enjoy the mesmerizing beauty of London's skyline. This property offers an abundance of features that cater to a contemporary urban lifestyle.**



## Leasehold

- Sixth Floor Dual Aspect Apartment
- Three Bedrooms
- Balcony
- Chain Free
- Stunning City Views
- Two Bathrooms
- Concierge Service / Resident Only Gymnasium / Roof Top Gardens
- Lift Access To All Levels

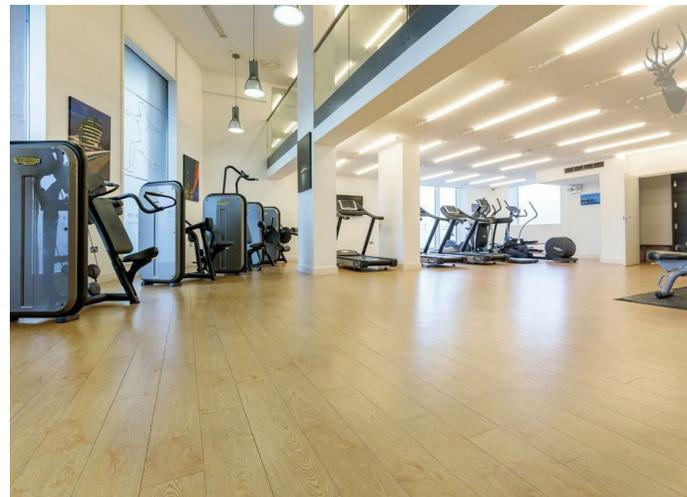
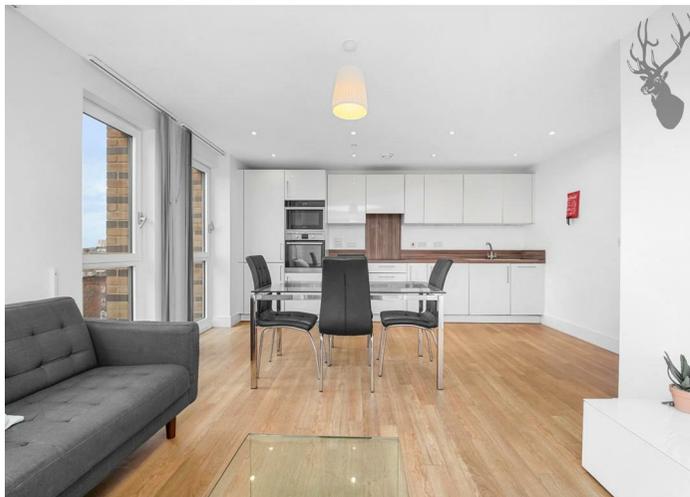
Indulge in the striking city views, spanning across Canary Wharf and London City. Whether it's witnessing the sunrise with your morning coffee or embracing the captivating sunsets with an evening glass of wine, this apartment offers an unforgettable experience.

This property is composed of a large open plan kitchen and living area with which is bathed in natural light due to the floor to ceiling height dual aspect windows/sliding doors making it a delightful space for hosting dinner parties.

The principal bedroom features an ensuite bathroom and built-in wardrobes, providing a relaxing retreat with every comfort. Two further double bedrooms and an immaculate bathroom completes the property.

The development has been extremely well thought out and boasts an on-site gymnasium, Roof Top Resident only gardens, local Sainsbury's, 24 hour concierge and bicycle storage.

Situated adjacent to Bromley-By-Bow Station (District/H&C lines) and close to Devons Road (DLR), this apartment offers swift access to Canary Wharf, Stratford, the City and beyond. The proximity to Victoria Park, The Queen Elizabeth Olympic Park, and Westfield shopping centre ensures a lifestyle enriched with leisure and convenience. While the nearby St Andrews Health Centre offers easy access to healthcare services.

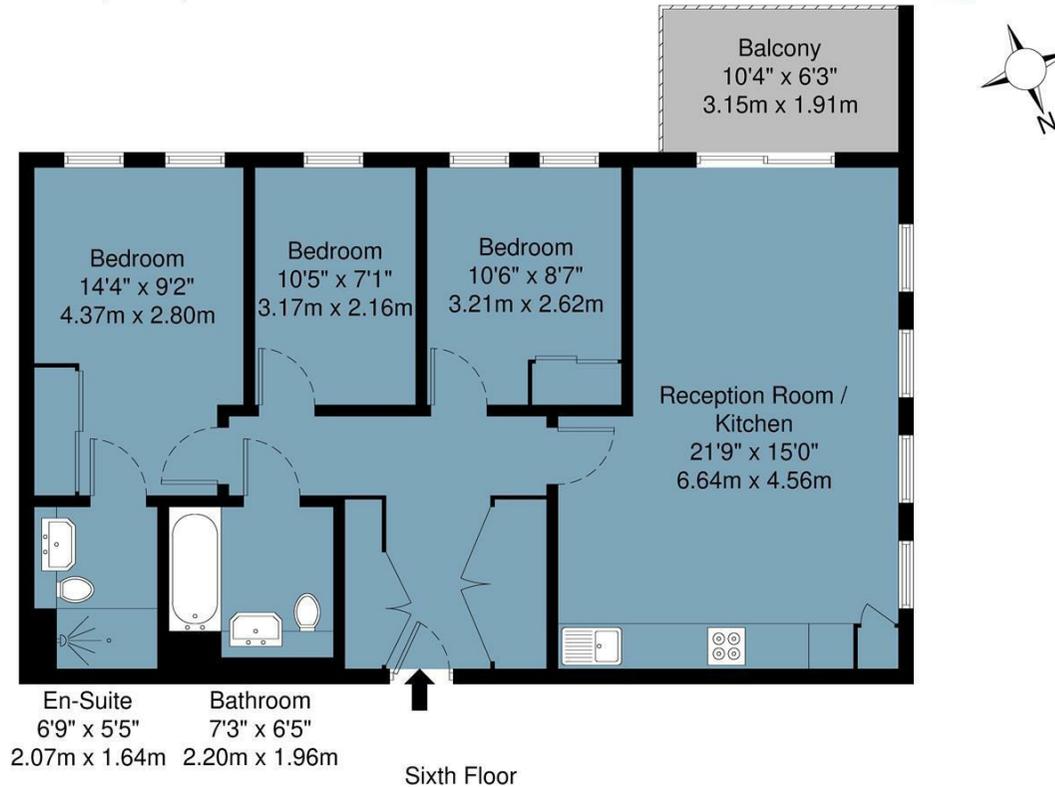




Ivy Point, E3

Approx Gross Internal Area : 76.8 sq m / 826 sq ft

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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.

[www.butlerandstag.uk](http://www.butlerandstag.uk)