Barry Blandford Way, London, E3

BUTLER & STAG

**Price Guide £450,000 - £475,000**
**Welcome to this stylish, 789 Sq/Ft two-bedroom apartment at Hoey Court. Perfectly designed for contemporary living, this urban retreat boasts an expansive private balcony, offering an ideal blend of indoor and outdoor living.**

# Leasehold

- Second Floor Apartment
- 789 Sq/Ft Living Space
- Lift Service To All Levels
- Landscaped Communal Grounds
- Two Bedrooms
- Private Balcony
- Bicycle Storage
- Devons Road DLR and Bromley By Bow Tube Stations Close By

As you step into the apartment, you're greeted by an open-plan living area that seamlessly connects the sleek kitchen, dining, and living spaces. The kitchen features modern integrated appliances, quartz countertops, and ample storage.

The two bedrooms offer cozy sanctuaries, each with generous closet space and large windows that flood the rooms with natural light.

One of the highlights of this apartment is its serene view overlooking the communal gardens. Whether you're enjoying a morning coffee or winding down after a long day, the greenery outside provides a soothing backdrop.

Located in a prime urban location, Hoey Court places you within easy reach of local cafes, restaurants, and parks, ensuring that every convenience is just steps away. With its modern design, serene views, and prime location, this apartment at Hoey Court is truly a place to call home.

# Hoey Court

**Approx. Gross Internal Area 73.3 sq. metres (789 sq. feet)**

**Second Floor**

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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