



**Barry Blandford Way, London, E3**

**BUTLER & STAG**



**Guide Price - £325,000 - £350,000**  
**Experience urban living at its finest in this contemporary and spacious one-bedroom apartment. Perfectly situated near Devons Road DLR, this property combines convenience, style, and uninterrupted views, making it an ideal choice for professionals and couples alike.**



## Leasehold

- One Bedroom Apartment
- Chain Free
- Close To Amenities
- Private Balcony
- Close To Devons Road DLR
- Lift Access

### Key Features:

**Generous Living Space:** The apartment boasts a thoughtfully designed layout with an open-plan living and dining area that maximizes space and natural light.

**Modern Kitchen:** Fully equipped with appliances, and ample storage, the kitchen is perfect for everyday living and entertaining.

**Private Balcony:** Enjoy uninterrupted views from your private balcony, offering a tranquil retreat and the perfect spot for morning coffee or evening relaxation.

**Spacious Bedroom:** The generously sized double bedroom features large windows and built-in wardrobes, ensuring both comfort and functionality.

**Contemporary Bathroom:** The stylish bathroom includes modern fittings and stylish finish.

**Prime Location:** Just a short walk to Devons Road DLR, providing excellent transport links to Canary Wharf, Stratford, and Central London.

### Additional Perks:

Secure entry system  
Close proximity to local amenities, green spaces, and dining options  
Don't miss this opportunity to live in a beautifully modern apartment with stunning views in an unbeatable location.



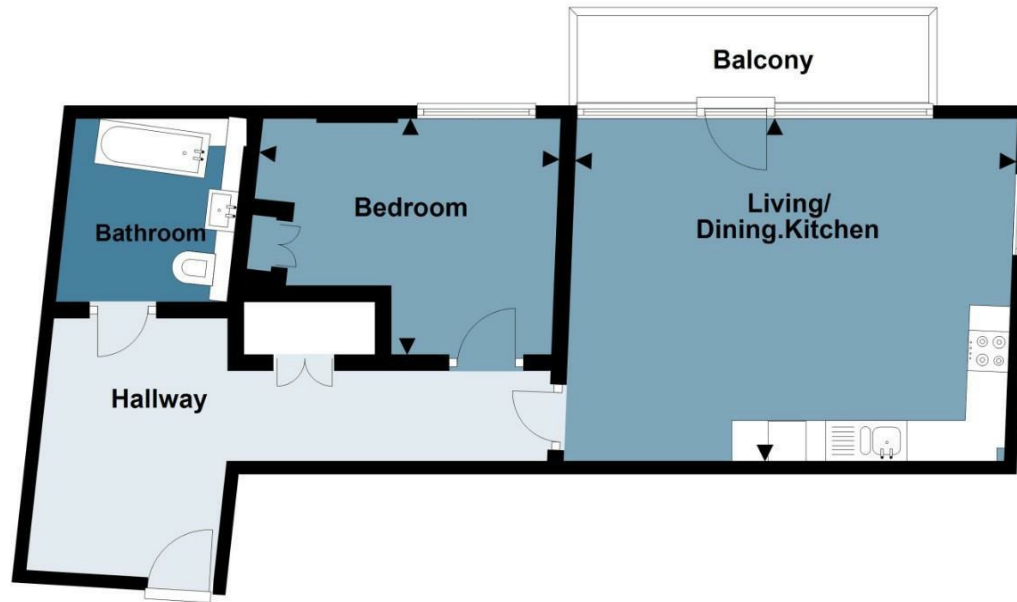


## Hoey Court

Approx. Gross Internal Area 52.8 Sq M ( 568.7 Sq Ft )

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### Fourth 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.

**BUTLER & STAG**

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