

£121,500 Shared Ownership

Ivy Point, 5 Hannaford Walk, London, E3 3TF



- Guideline Minimum Deposit £12,150
- First Floor with Balcony
- Dual-Aspect Reception Room
- Communal Heating and Hot Water
- Guideline Income Dual £53.1k | Single £59.7k
- Approx. 797 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Minutes from Bromley-by-Bow Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £405,000). A spacious, modern apartment which features a dual-aspect reception room with three near-full-height windows on one side and sliding doors opening onto a balcony on the other. There is an attractive kitchen/dining room with built-in appliances and walnut style units contrasting with high gloss white. A large main bedroom benefits from an en-suite shower room and there is also a second comfortable double bedroom and a high-spec bathroom with both overhead and hand shower. A generous amount of fitted storage has been provided in the entrance hallway. Ivy Point is a substantial building with concierge, gym and a communal roof terrace. Bromley-by-Bow Station, for the District and Hammersmith & City Lines, is just minutes away and Devons Road DLR is also very close for easy travel north to Stratford or south towards Canary Wharf.

Tenure: Leasehold (125 years from 2014)

Minimum Share: 30% (£121,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £714.16 per month (subject to annual review).

Service Charge: £330.39 per month (subject to annual review).

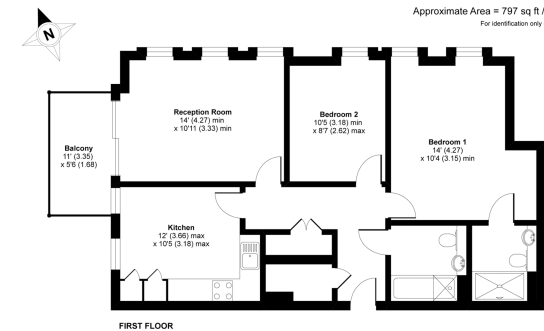
Guideline Minimum Income: Dual £53,100 | Single £59,700 (based on minimum share and 10% deposit)

Council Tax: Band D, London Borough of Tower Hamlets. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.

Hannaford Walk, London, E3 **DIMENSIONS**

Approximate Area = 797 sq ft / 74 sq m
For identification only - Not to scale

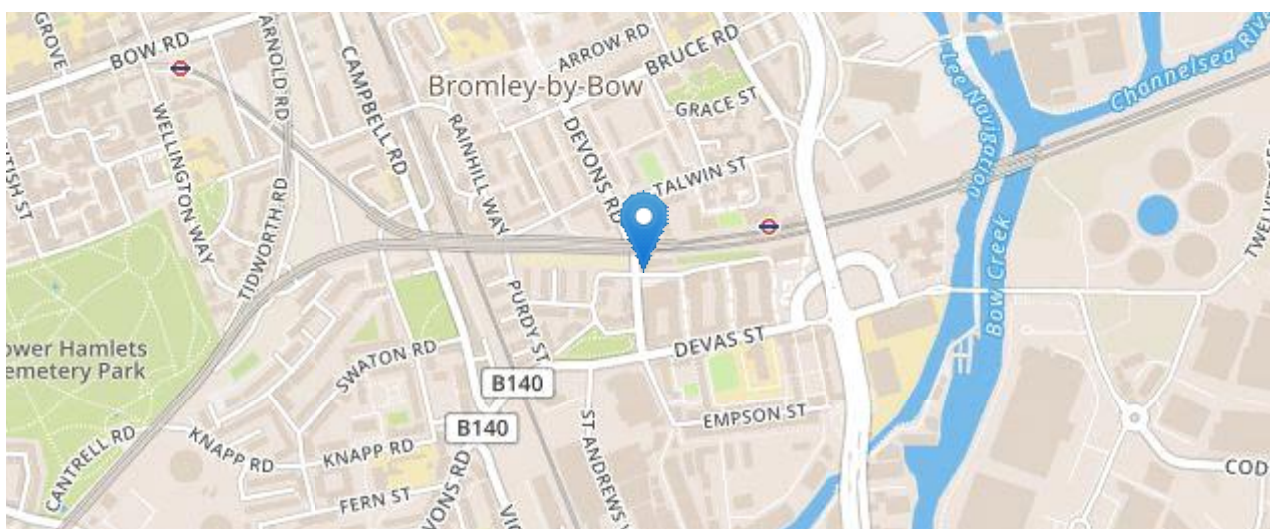


RICS Certified Property Measurement Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (residential). ©Urbanmoves 2020

- RECEPTION ROOM
14' min. x 10' 11" min. (4.27m x 3.33m)
- BALCONY
11' x 5' 6" (3.35m x 1.68m)
- KITCHEN
12' max. x 10' 5" max. (3.66m x 3.18m)
- BEDROOM 1
14' x 10' 4" min. (4.27m x 3.15m)
- EN-SUITE SHOWER ROOM
- BEDROOM 2
10' 5" min. x 8' 7" max. (3.18m x 2.62m)
- BATHROOM

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A	
(81 to 91) B	91
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Wales & N.Ireland	
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 to 100) A	
(81 to 91) B	81
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England, Wales & N.Ireland	
EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.