



# Hannaford Walk, Bromley-by Bow, E3

Asking Price: £400,000

 Benham  
& Reeves

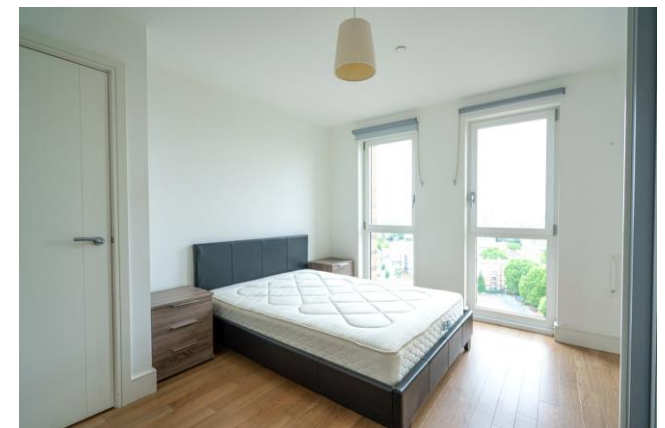
# Hannaford Walk, Bromley-by Bow, E3

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Nestled in a quiet residential area just moments from Bromley-by-Bow station, this charming 1 bedroom apartment offers 513 square feet of practical living space. The modern kitchen is complemented by a bright living and dining area, featuring floor-to-ceiling windows that flood the room with natural light. There's ample space for a sofa, lounge chair and a dining table, making it ideal for relaxing or hosting guests.

The private balcony provides peaceful views towards North London, perfect for unwinding outdoors. Located in the desirable Bromley-by-Bow area, the apartment benefits from excellent transport links via the Circle, District, and Hammersmith & City lines, ensuring easy access to Central London.

With nearby shops, cafes, and green spaces, this property is ideal for first-time buyers, professionals, or investors seeking a modern, well-connected home.





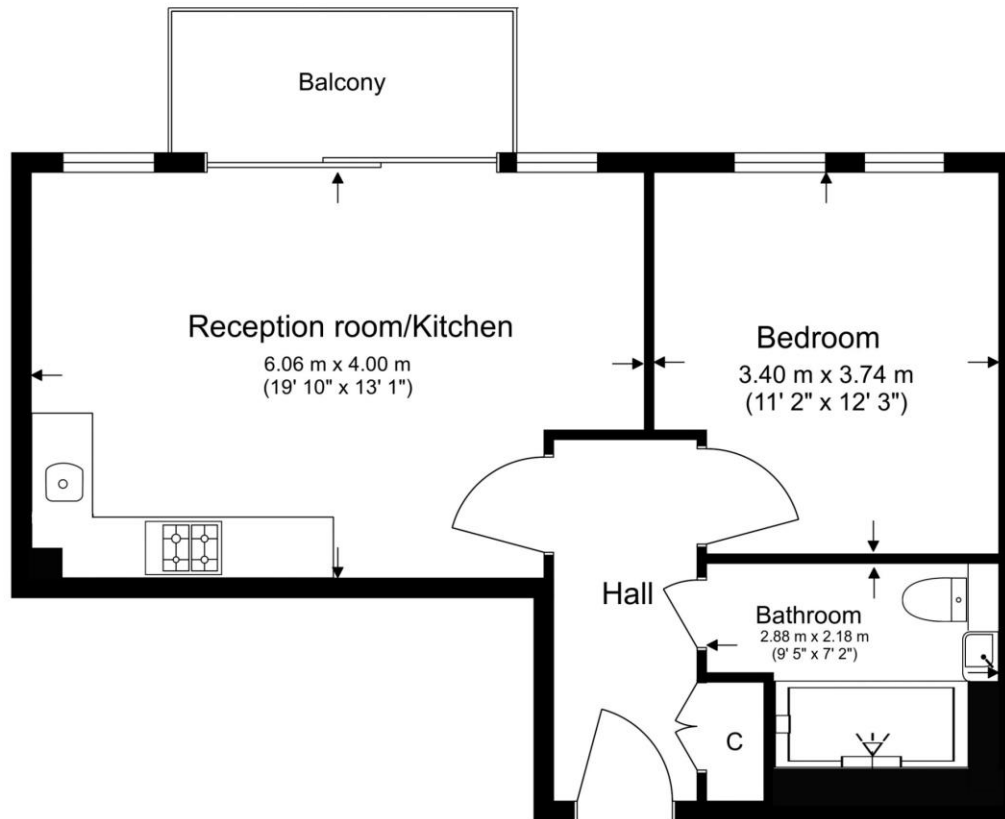


## Property Features:

- One Bedroom
- One Bathroom
- 513 Square Feet (Approx.)
- 11th Floor
- Balcony



**11th Floor**  
 Total Gross Internal Area  
 47.6 Sq/m - 513 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£400,000
Tenure:	Leasehold Expires 07/08/2139 Approximately 114 Years Remaining
Ground Rent:	£250.00 (per annum)
Service Charge:	£2,444.00 (per annum)
Anticipated Rent:	£1,800.00 pcm Approx. 5.4% Yield

## Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH240078

T: 020 8036 3200

E: [canarywharf.sales@benhams.com](mailto:canarywharf.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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