



## 1 Bed, 2<sup>nd</sup> Floor Apartment with Balcony

**60% Share - £207,000**

4 Barry Blandford Way, London, **E3 3TR**

**Bedrooms:** 1  
**Bathroom:** 1  
**Parking:** No  
**Nearest Station:** 0.2 miles  
**Outdoor Space:** Balcony  
**Length of Lease:** 122 years

**Full Value:** £345,000  
**Purchase Price:** £207,000  
**Monthly Rent:** £109  
**Monthly Service Charge:** £270  
**Minimum Income:** £45,500  
**Minimum Deposit:** £20,700





Living Area



Kitchen



Balcony

Situated in the award-winning development Merchants Walk, Hoey Court is a two-bed property located on the second floor in a 12 storey block built around 2016. The lease remaining on the property is 123 years. 10 Year NHBC warranty.

There are good transport links with Devons Road DLR 0.1miles away, only a 7minute journey to Canary Wharf. And Bromley-By-Bow, 0.5 miles away, linking to Central London.

Local amenities are located 0.1 miles away along Violet Road. For leisure and enjoyment, Bars and Restaurants are within 0.2 miles.

- **Nearest Stations:**  
Devons Road DLR Station, 0.1miles  
Bromley-By-Bow, 0.5 miles.
- **Bus routes nearby:** Bus route 108 from Cranwell Close and 323 from Devons Road

The property located on the second floor comprises:

- **Entrance:** Wide hallway with large storage cupboard and with entry phone system leading to...
- **Living Room:** Spacious lounge and open plan kitchen with floor to ceiling windows and door to balcony. Ash grey wood flooring.
- **Kitchen:** White gloss base and wall units with grey worktop and splashback. Integrated stainless-steel appliances; oven, hob, fridge freezer, dishwasher. Ash grey wood flooring.
- **Bedroom:** Double Bedroom, Fitted wardrobe. Carpet Flooring.
- **Bathroom:** Suite comprising panelled bath with shower head, WC and modern hand washbasin with large mirror over. Full height tiling and tiled flooring.
- **Utility Room** – with washer/dryer and shelves
- **Outside:** Balcony

### To view this property

If you're interested in viewing this property, you'll first need to register with us and complete a full Shared Ownership application form which allows us to assess your eligibility.

Use the register interest icon on the property page to register your interest and create a login. Once registered, please log in to your account and complete the full Shared Ownership application form. Once we have assessed your application, we will contact you to let you know whether we are able to invite you to a property viewing.

For any questions about the application process, please contact our resident sales team by email [resident.sales@peabody.org.uk](mailto:resident.sales@peabody.org.uk)



### IMPORTANT NOTICE

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