

HEARTWELL AVENUE, LONDON, E16
£2,750 per month*

Carter Jonas

WALLBROOK GARDENS, HEARTWELL AVENUE, LONDON, E16 1RT

- Brand new development
- One double bedroom
- Open plan reception
- Bathroom suite
- Private balcony
- Unfurnished
- 0.3 miles to Canning Town Station (DLR, Jubilee)

LOCATION

Wallbrook Gardens is a brand new 15 storey building within 0.3 miles of Canning Town station. All apartments benefit from private outside space with the majority providing exceptional views of London. The building will provide all residents with on-site amenities (due early 2023) and access to beautiful landscaped communal gardens. Our on-site building and property managers are on hand to provide an exceptional service and peace of mind.

Canning Town – Oxford Street 36 Mins (Jubilee)

Canning Town – City Airport 17 Mins DLR

Night Tube (Friday and Saturday)

Once the Crossrail scheme is introduced, journey times across the city will be transformed; Bond Street station will be accessible from Custom House in a short 17 minutes and Heathrow will be only 45 minutes away.

THE PROPERTY

This stylish apartment comprises of an open plan kitchen and reception room, the master bedroom with en-suite also has access to a private balcony. Two further bedrooms and stylish bathroom suite. The property further benefits from a second private balcony which overlooks the gardens, lift, onsite management and plenty of fitted storage throughout.

The property is offered on an unfurnished basis.

NB: Please note photographs may not relate to marketed apartment.


A large three-bedroom apartment finished to a high specification and located within Wallbrook Gardens, a brand-new development benefitting from exceptional on-site amenities, communal gardens and only a 6-minute walk to Canning Town Station.

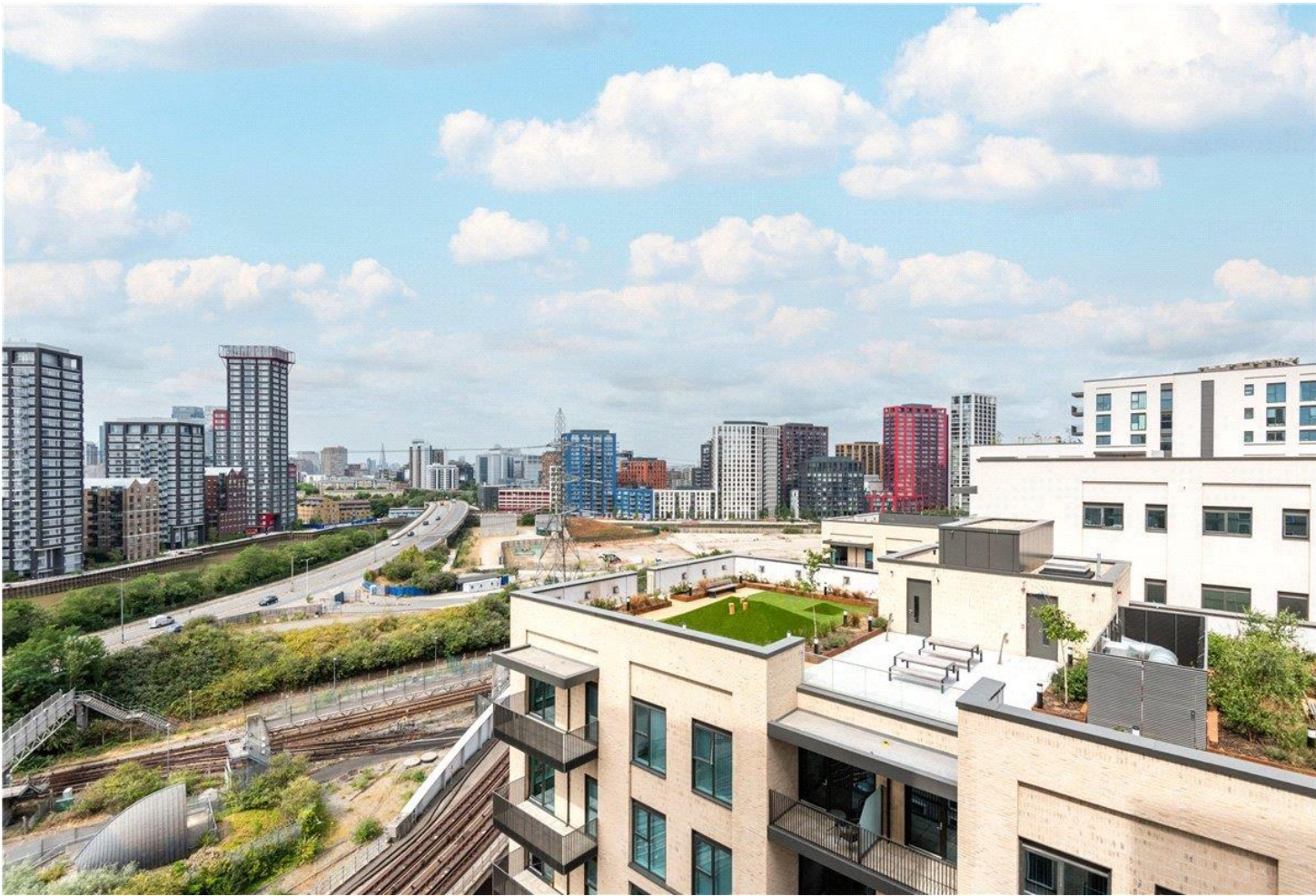


ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Newham Council - Council Tax Band TBC

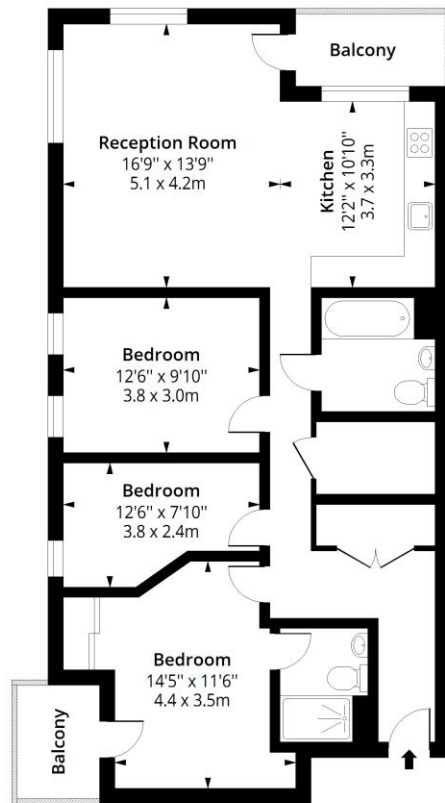
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Heartwell Avenue, E16

Approx. Gross Internal Area 1048 Sq Ft - 97.36 Sq M (Excluding Balcony)
Approx. Gross Internal Area 1130 Sq Ft - 104.98 Sq M (Including Balcony)



Floor Area 1048 Sq Ft - 97.36 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
lpaplus.com

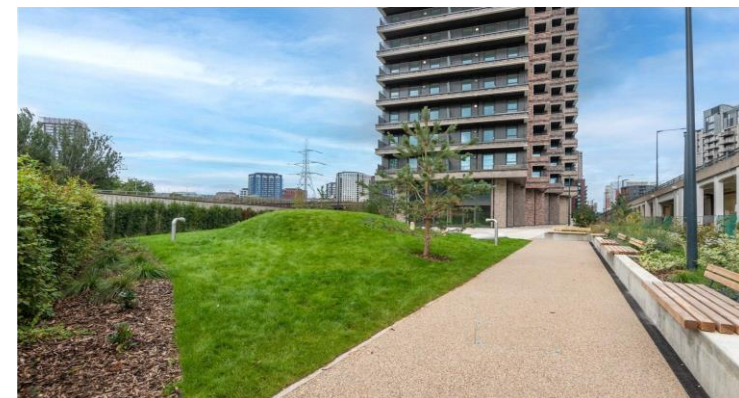
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IMPORTANT INFORMATION

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