



**HEARTWELL AVENUE, LONDON, E16**

£1,750 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.

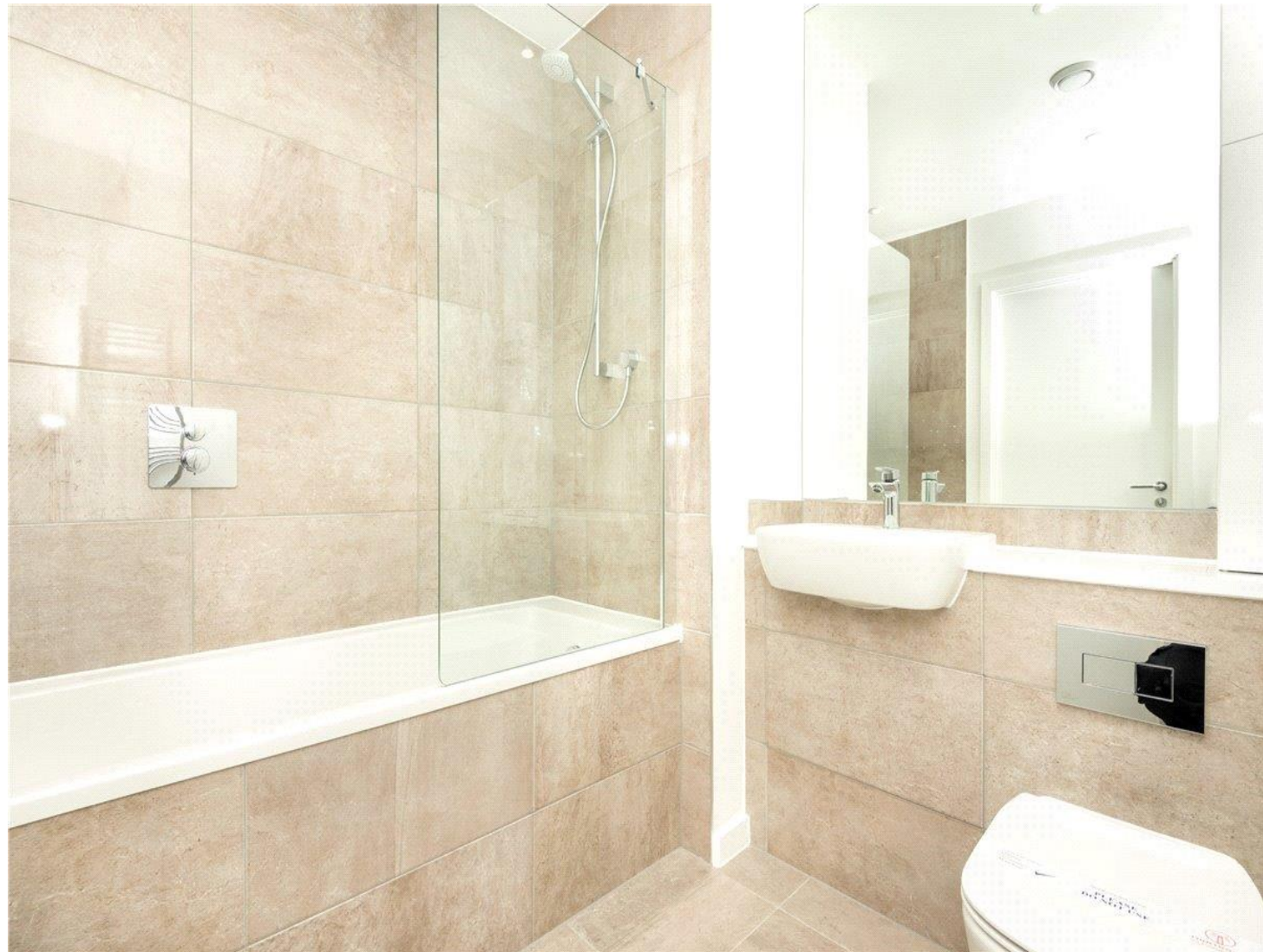
## THE PROPERTY

This stunning apartment benefits from an open plan living area with modern fitted kitchen, double bedroom with fitted wardrobes and stylish bathroom. The property further benefits from a private balcony, a lift, on site management and communal gardens.

The property is offered on an unfurnished basis.

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

A stylish one-bedroom apartment located within Wallbrook Gardens, a brand-new development which will benefit 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

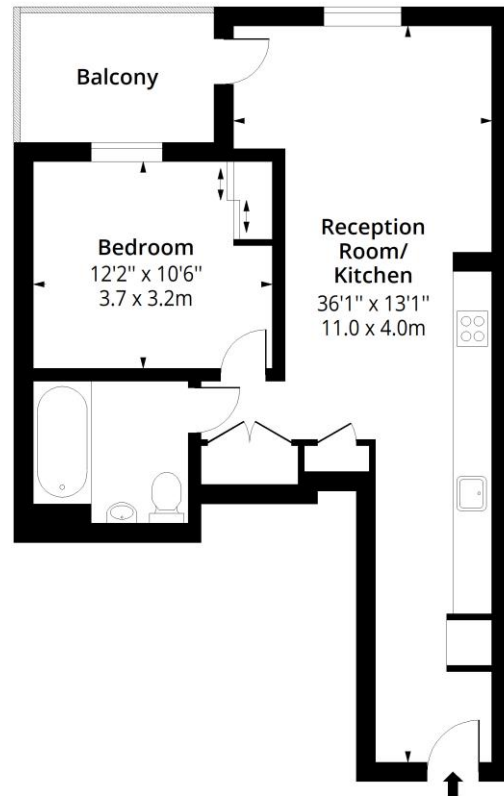
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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	



## Heartwell Avenue, E16

Approx. Gross Internal Area 569 Sq Ft - 52.86 Sq M (Excluding Balcony)  
Approx. Gross Internal Area 634 Sq Ft - 58.90 Sq M (Including Balcony)



Floor Area 569 Sq Ft - 52.86 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.  
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Offices throughout the UK



Classification L2 - Business Data



### IMPORTANT INFORMATION

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