



**HEARTWELL AVENUE, LONDON, E16**  
£3,400 per month\*

**Carter Jonas**



# WALLBROOK GARDENS, HEARTWELL AVENUE, LONDON, E16 1RT

- Brand new development
- Three double bedrooms
- Open plan reception
- Two bathrooms
- Private balcony
- Unfurnished
- 0.3 miles to Canning Town Station (DLR, Jubilee)
- On site amenities to follow in 2023
- Pet friendly
- Parking space by separate negotiation subject to availability

## THE PROPERTY

This stylish apartment is set over two floors and comprises of an open plan kitchen and reception room, master bedroom with en-suite which has access to a private balcony. Two further bedrooms and stylish bathroom suite.

The property further benefits from a substantial private terrace, lift, onsite management and plenty of fitted storage throughout.

Underground parking available at additional cost (£150 per month)

The property is offered on an unfurnished basis.

Amenity spaces are illustrative only and may differ from the final design.

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.

A large three-bedroom penthouse 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.





OUTSIDE

Private terrace, balcony and communal Gardens

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.

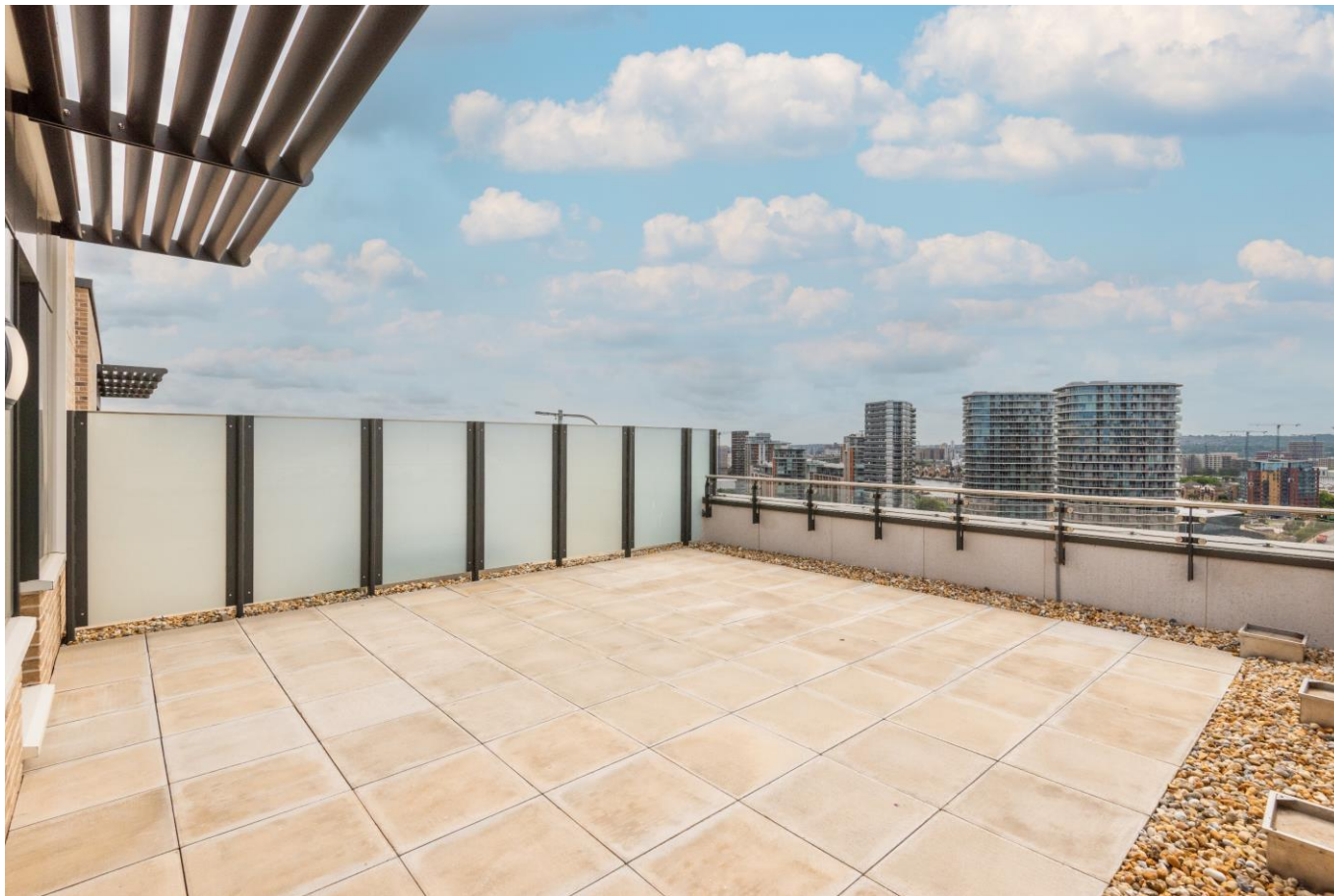
ADDITIONAL INFORMATION

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(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	







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