



**HEARTWELL AVENUE, LONDON, E16**  
£2,300 per month\*

**Carter Jonas**

# FLAT 3, 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)
- On site amenities to follow in 2023
- Pet friendly

## THE PROPERTY

This stylish apartment benefits from an open plan kitchen and reception room, master bedroom with en-suite, second double bedroom and stylish bathroom. The property further benefits from a large private balcony which overlooks the gardens, a lift, on site management and ample fitted storage throughout.

The property is offered on an unfurnished basis.

Minimum 12 months

Council Tax TBC

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.

This contemporary two-bedroom apartment is 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.





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.

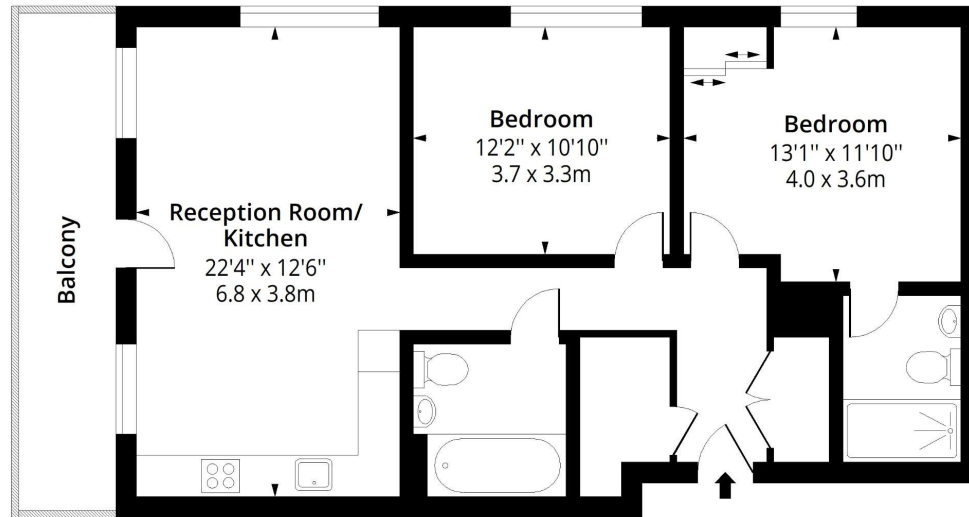
**ADDITIONAL INFORMATION**

|                 |   |
|-----------------|---|
| 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   |
| Directions      |   |



# Heartwell Avenue, E16

Approx. Gross Internal Area 845 Sq Ft - 78.50 Sq M (Excluding Balcony)  
Approx. Gross Internal Area 954 Sq Ft - 88.63 Sq M (Including Balcony)



Floor Area 845 Sq Ft - 78.50 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

**T: 020 7486 8866**

37 New Cavendish Street, London, W1G 9TL

E: marylebone@carterjonas.co.uk

A member of



*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data



## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.

\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.