



HEARTWELL AVENUE, LONDON, E16

£1,950.00 per month*

Carter Jonas

FLAT 61, WALLBROOK GARDENS, HEARTWELL AVENUE, LONDON, E16

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.

- Brand new development
- One double bedroom
- Open plan reception
- Bathroom suite
- Private balcony
- Furnished to a high specification
- 0.3 miles to Canning Town Station (DLR, Jubilee)
- On site amenities to follow in 2023
- Pet friendly

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 furnished to a high specification. NB: Please note photographs may not relate to marketed apartment. Amenity spaces are illustrative only and may differ from the final design.

Council Tax TBC- Minimum 12 months

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

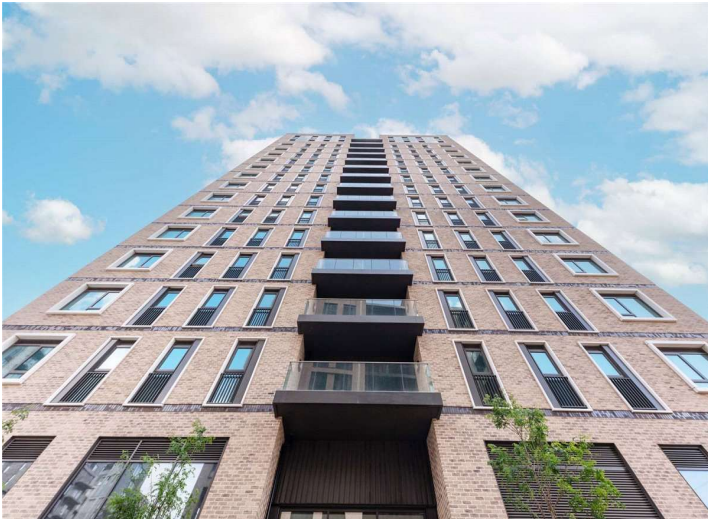
Night Tube (Friday and Saturday)

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.



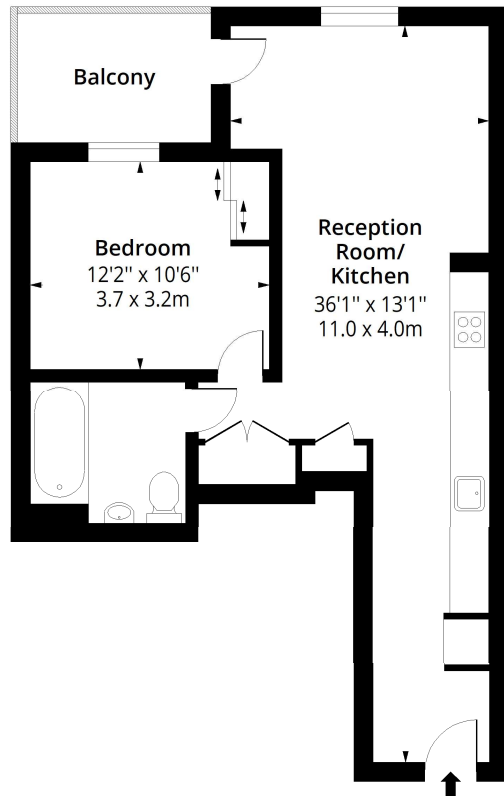
ADDITIONAL INFORMATION

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 NA



Heartwell Avenue, E16

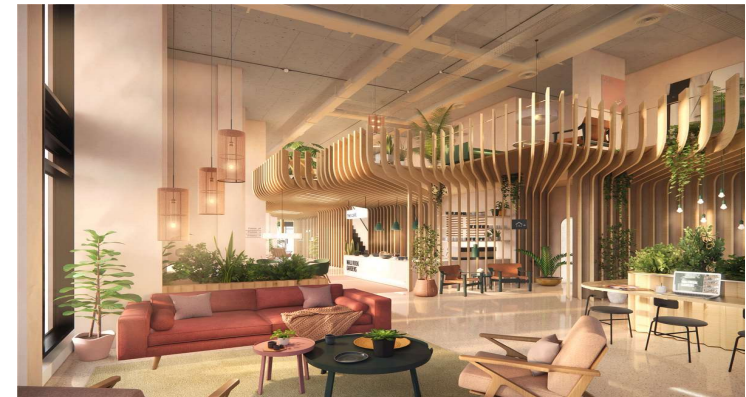
Approx. Gross Internal Area 569 Sq Ft - 52.86 Sq M (Excluding Balcony)
Approx. Gross Internal Area 634 Sq Ft - 58.90 Sq M (Including Balcony)



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.
lplplus.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	85	85
(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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Classification L2 - Business Data

IMPORTANT INFORMATION

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