



**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.



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## **ADDITIONAL INFORMATION**

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Offers Available for a minimum term of 12 months longer terms will be considered

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Viewing Strictly by appointment

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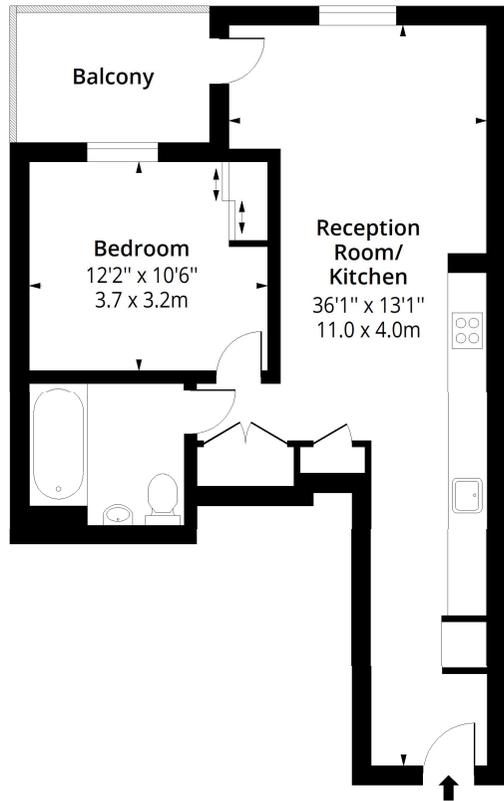
Local Authority Newham Council - Council Tax Band NA

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# 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.  
 lpplus.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(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	



**T: 020 7486 8866**  
 37 New Cavendish Street, London, W1G 9TL  
 E: marylebone@carterjonas.co.uk

**carterjonas.co.uk**  
 Offices throughout the UK



## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances 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. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Administration fees may apply depending on tenancy type. Please contact your local branch for this information.