



HEARTWELL AVENUE, LONDON, E16
£2,500 per month*

Carter Jonas

WALLBROOK GARDENS, HEARTWELL AVENUE, LONDON, E16 1RT

- Brand new development
- Two double bedrooms
- Two bathrooms (one en-suite)
- Private balcony
- Furnished to a high specification
- 0.3 miles to Canning Town Station (DLR, Jubilee)
- On site amenities to follow in 2023

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

Set over 800 sq. ft. this stylish apartment benefits from a fully fitted kitchen, master bedroom with en-suite, second double bedroom and stylish bathroom.


The property further benefits from a private balcony, onsite management, lift and ample storage throughout.

The property is offered furnished to a high specification.

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

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.



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	

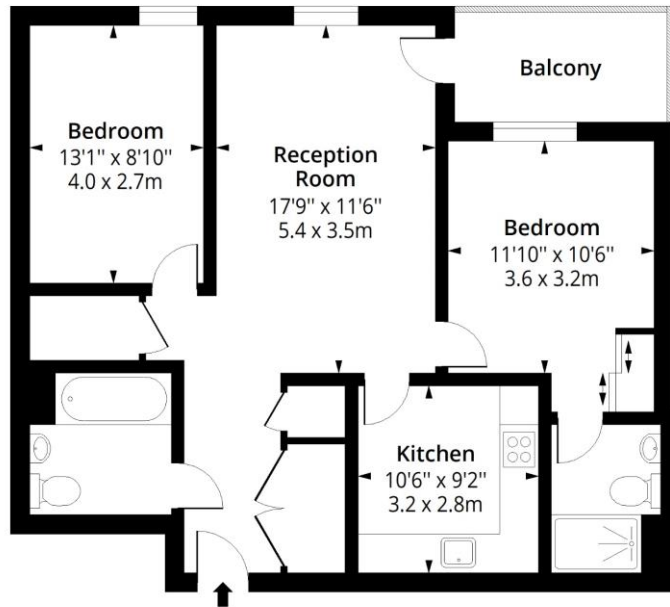
ADDITIONAL INFORMATION

Viewing	Strictly by appointment
Local Authority	Newham Council - Council Tax Band TBC
Directions	6 minutes' walk from Canning Town Station



Heartwell Avenue, E16

Approx. Gross Internal Area 801 Sq Ft - 74.41 Sq M (Excluding Balcony)
Approx. Gross Internal Area 861 Sq Ft - 79.99 Sq M (Including Balcony)



Floor Area 801 Sq Ft - 74.41 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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