



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

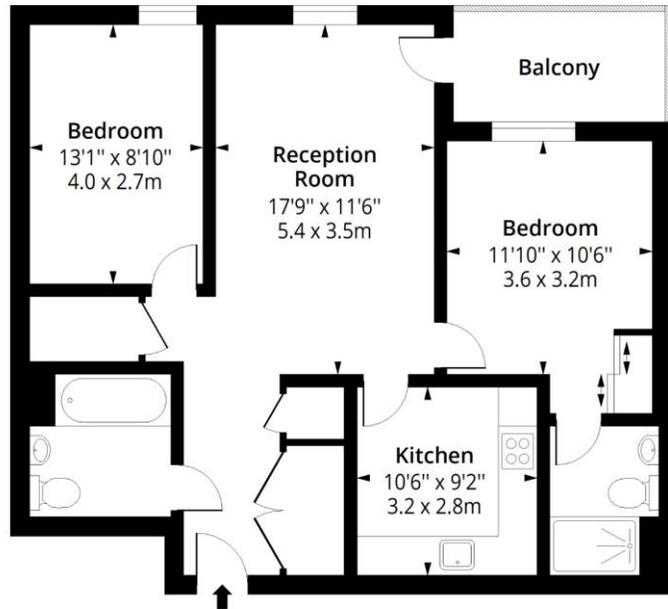
Local Authority Newham Council - Council Tax Band TBC

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.

lpaplus.com

T: 020 7486 8866

37 New Cavendish Street, London, W1G 9TL

E: marylebone@carterjonas.co.uk

carterjonas.co.uk

Offices throughout the UK



Classification L2 - Business Data



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.