



HEARTWELL AVENUE, LONDON, E16
£2,750 per month*

Carter Jonas

FLAT 97 WALLBROOK GARDENS, HEARTWELL AVENUE, LONDON, E16 1RU

- Brand new development
- One double bedroom
- Open plan reception
- Bathroom suite
- Private roof terrace
- Furnished
- 0.3 miles to Canning Town Station (DLR, Jubilee)
- On site amenities to follow in 2023
- Pet friendly
- Parking space by separate negotiation subject to availability

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.

Parking available at an additional £150 per month.

The property is offered on a furnished basis.

Holding deposit is 1 week's rent = £623.08 (at asking price)

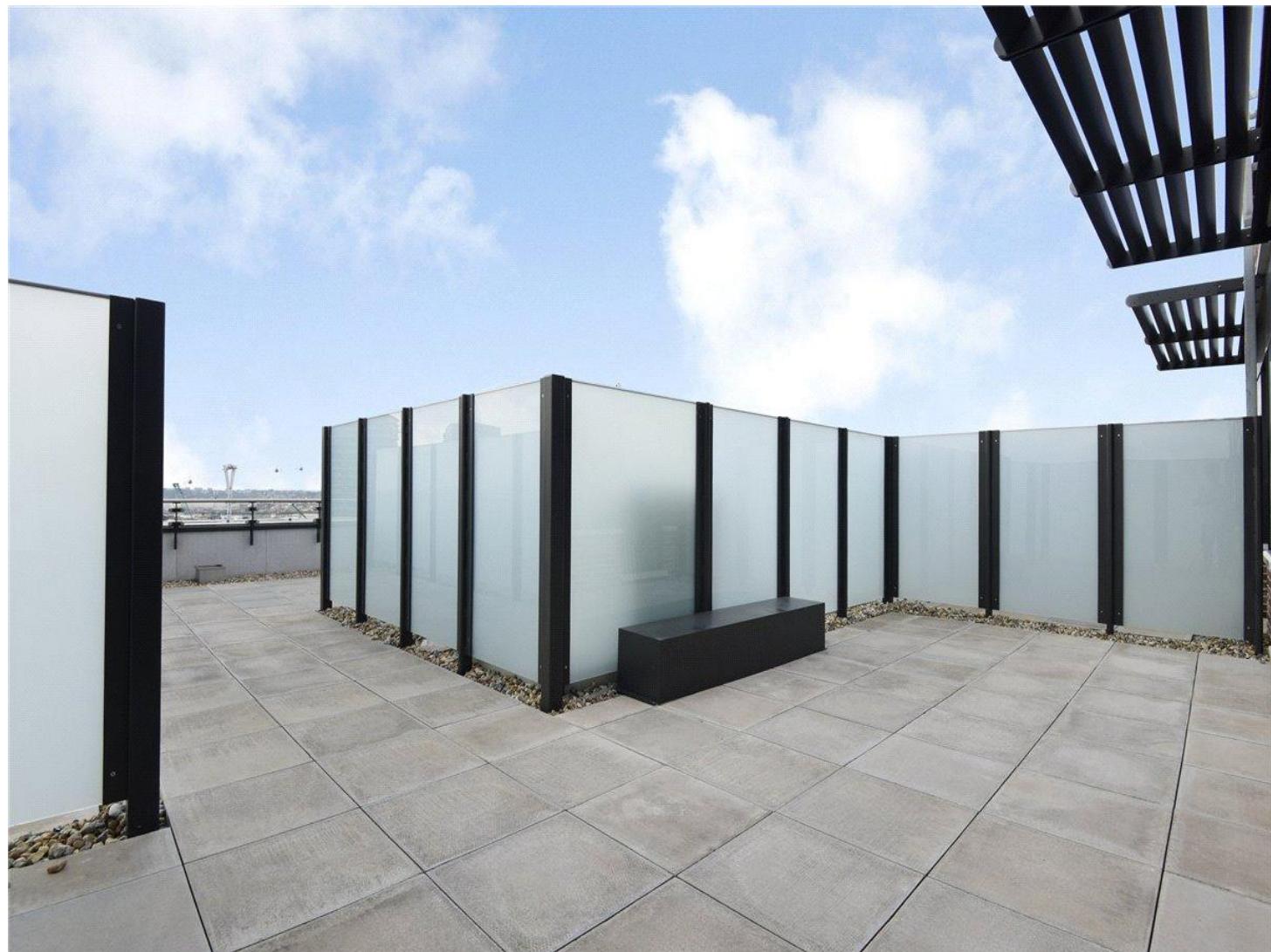
Security deposit is 5 week's rent = £3,115.40 (at asking price £623.08pw)

Minimum term 12 months

Council Tax Band E

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 (Summer 2023) and access to beautiful landscaped communal gardens. Our on-site building and property managers are on hand to

This contemporary two-bedroom apartment with roof terrace 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.



provide an exceptional service and peace of mind.

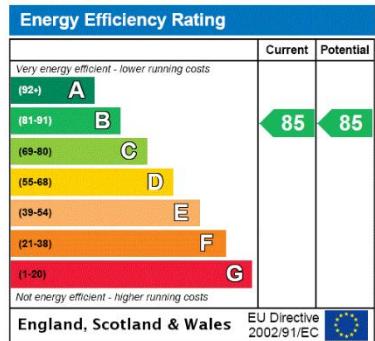
Canning Town – Oxford Street 36 Mins (Jubilee)

Canning Town – City Airport 17 Mins DLR

Night Tube (Friday and Saturday)

ADDITIONAL INFORMATION

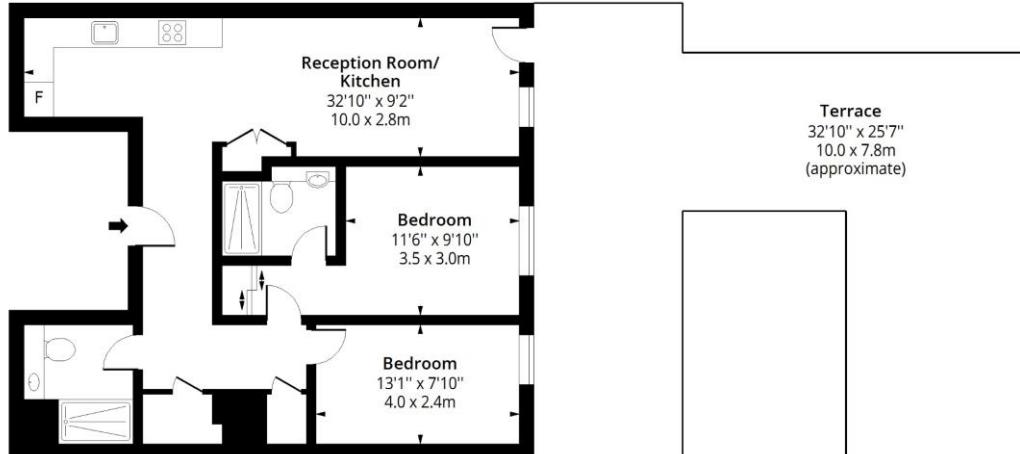
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Newham Council - Council Tax Band E



Heartwell Avenue, E16

Approx. Gross Internal Area(Including Terrace) 1554 Sq Ft - 144.37 Sq M

Approx. Gross Internal Area(Excluding Terrace) 817 Sq Ft - 75.90 Sq M



Floor Area 817 Sq Ft - 75.90 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



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot 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. 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.**

T: 020 7486 8866

37 New Cavendish Street, London, W1G 9TL

E: marylebone.lettings@carterjonas.co.uk

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