



**HEARTWELL AVENUE, LONDON, E16**  
£2,575 per month\*

**Carter Jonas**



# FLAT 33 WALLBROOK GARDENS, HEARTWELL AVENUE, LONDON, E16 1RT

- Two double bedrooms
- Open plan reception
- Bathroom suite
- Private balcony
- Furnished to a high specification
- 0.3 miles to Canning Town Station (DLR, Jubilee)
- On site residents' amenities (gym, coffee shop, workspace)
- Bike storage
- Pet friendly

## 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.

Residents enjoy exclusive access to a state-of-the-art gym equipped with top-of-the-line TECHNOGYM™ equipment, chic changing rooms featuring secure lockers, and a tailored workspace offering complimentary Wi-Fi. Plus, indulge in the convenience of an on-site coffee shop and a calendar full of exciting resident events. The properties are fully managed by our onsite management team, providing exceptional service daily.

Holding deposit is 1 week's rent

Security deposit is 5 week's rent

Minimum term 12 months

Council Tax Band E

Wallbrook Gardens is a beautiful 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 provides all residents with on-site amenities (gym, coffee

This contemporary two-bedroom apartment is located within Wallbrook Gardens, a beautiful development benefitting from exceptional on-site amenities.





shop, workspace) 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.

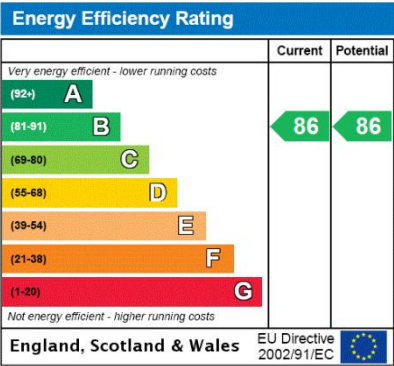
Canning Town – Oxford Street 36 Mins (Jubilee)

Canning Town – City Airport 17 Mins DLR

Night Tube (Friday and Saturday)

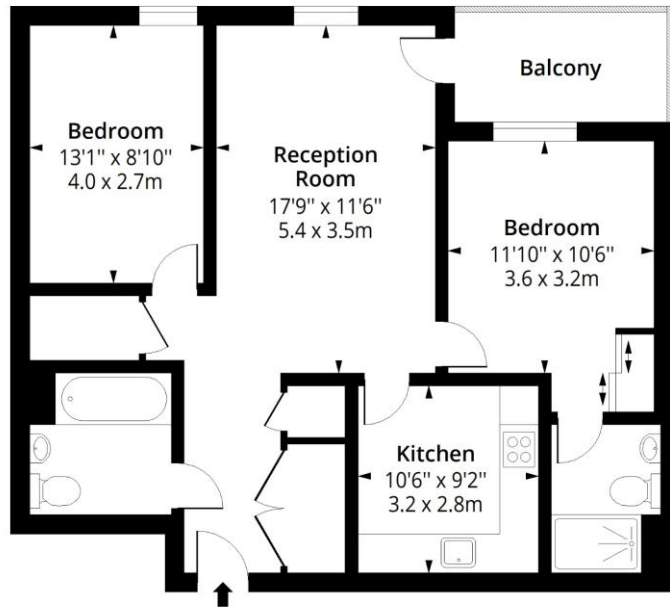
ADDITIONAL INFORMATION

|                 |   |
|-----------------|---|
| 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

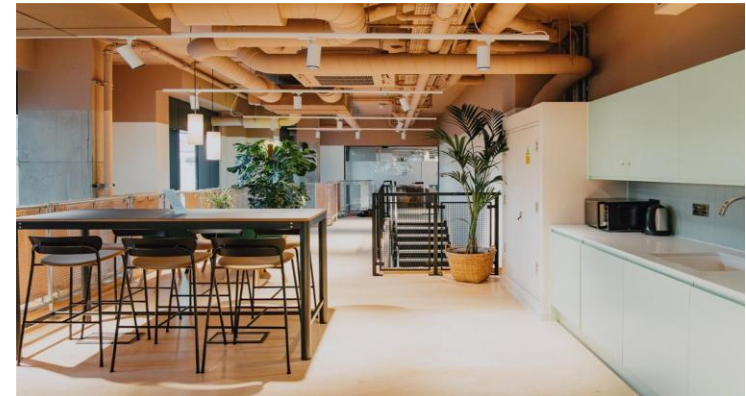
Approx. Gross Internal Area 801 Sq Ft - 74.41 Sq M (Excluding Balcony)  
Approx. Gross Internal Area 861 Sq Ft - 79.99 Sq M (Including Balcony)



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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## IMPORTANT INFORMATION

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