



**HEARTWELL AVENUE, LONDON, E16**

£3,500 per month\*

**Carter Jonas**

# FLAT 101 WALLBROOK GARDENS, HEARTWELL AVENUE, LONDON, E16 1RU

- Three double bedrooms
- Open plan reception
- Two bathrooms
- Private balcony
- Unfurnished or furnished at extra cost
- 0.3 miles to Canning Town Station (DLR, Jubilee)
- On site residents' amenities (free Wi-Fi, gym, workspace, kitchen and TV area)
- Residents' events each month
- Secure bike storage
- Pet friendly
- Parking space by separate negotiation subject to availability

## THE PROPERTY

This stylish apartment is set over two floors and comprises of an open plan kitchen and reception room, master bedroom with en-suite which has access to a private balcony. Two further bedrooms and stylish bathroom suite. The property further benefits from a substantial private terrace, lift, onsite management and plenty of fitted storage throughout.

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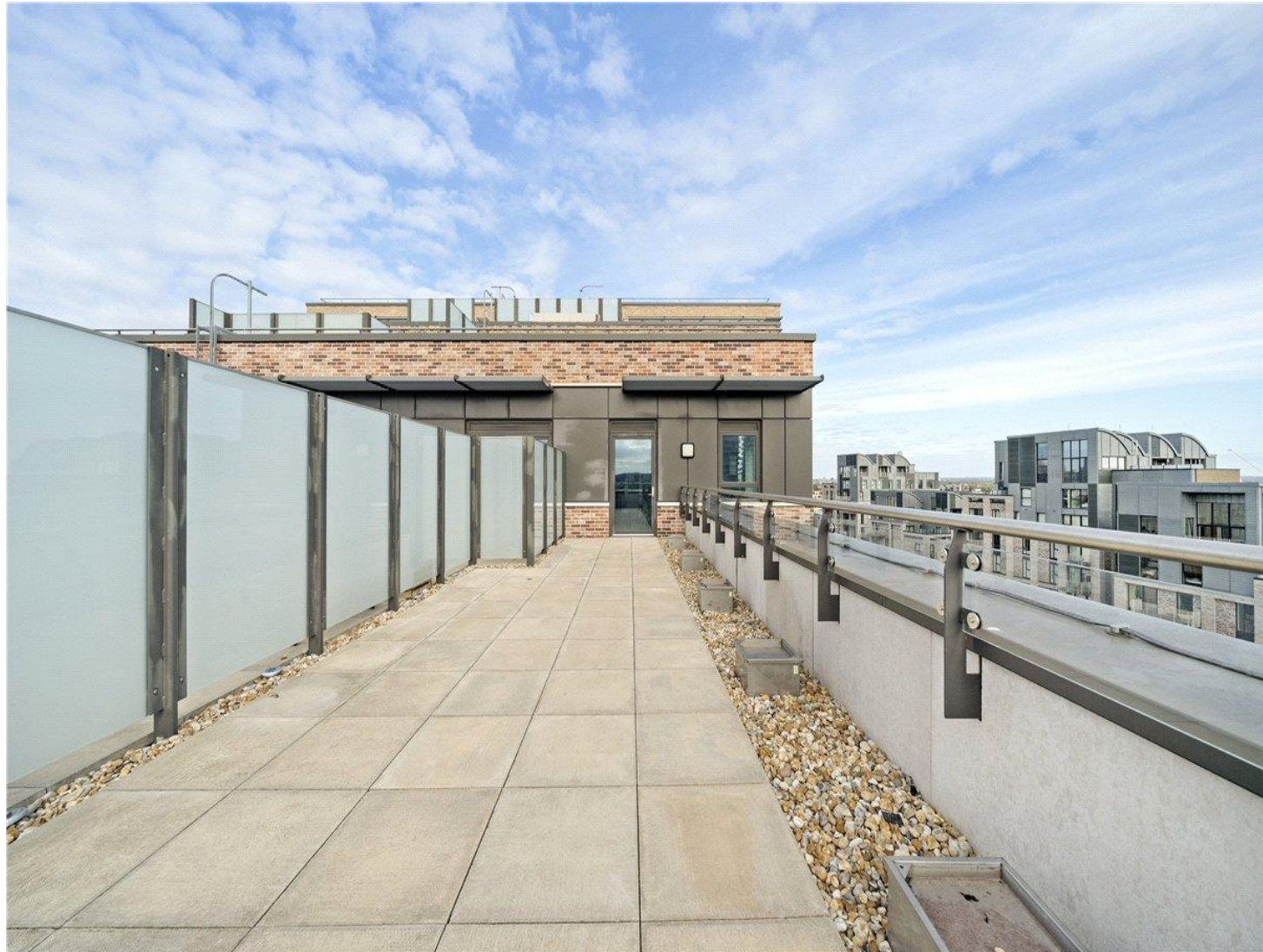
Residents enjoy exclusive access to a state-of-the-art gym equipped with top-of-the-line TECHNOGYM™ equipment, chic changing rooms featuring secure lockers, and a tailored workspace offering complimentary WI-FI. Our properties are fully managed by our onsite management team, providing exceptional service daily and leading monthly residents events.

Underground parking available at additional cost subject to availability (£175 per month)

The property is offered on a furnished basis.

Wallbrook Gardens is a beautiful 15 storey building within 0.3 miles

A large three-bedroom penthouse apartment finished to a high specification and located within Wallbrook Gardens, benefitting from exceptional on-site amenities, communal gardens and only a 6-minute walk to Canning Town Station.



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, 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)

Holding deposit is 1 week's rent

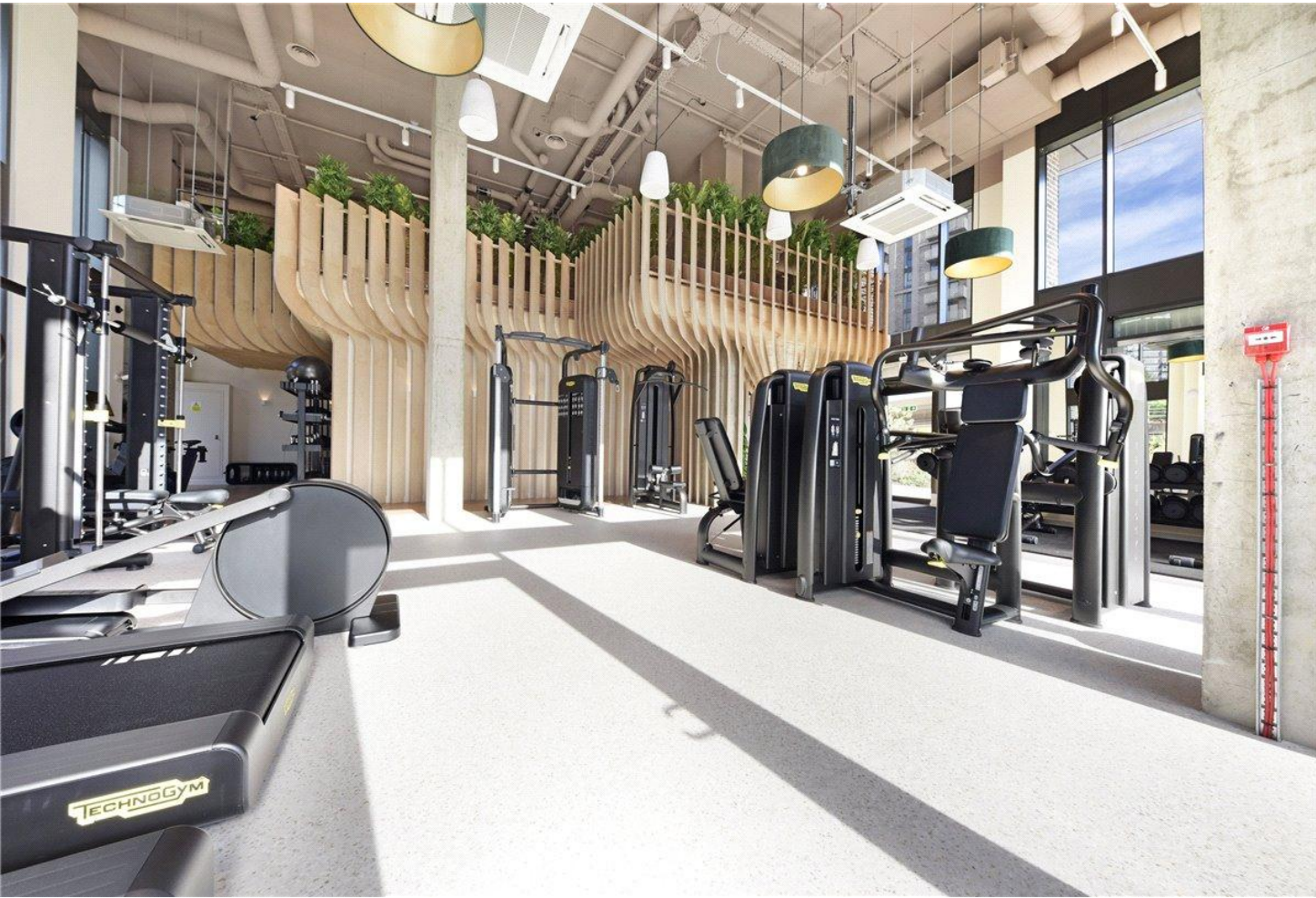
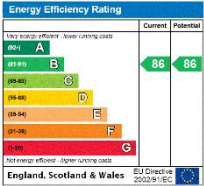
Security deposit is 5 week's rent

Minimum term 12 months

Council Tax Band F

ADDITIONAL INFORMATION

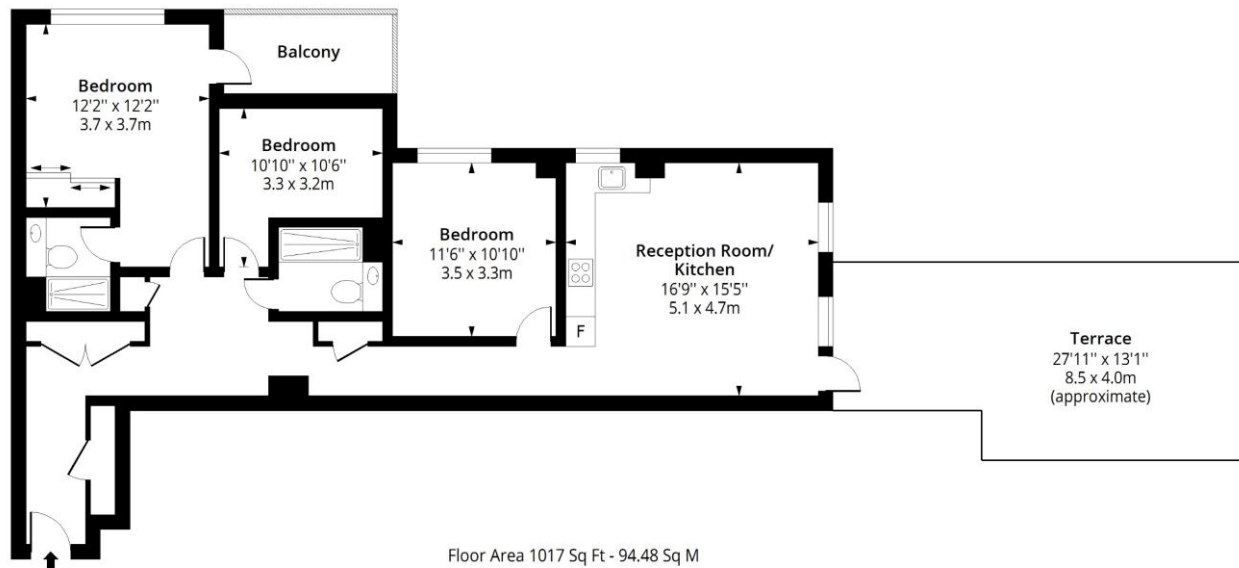
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Newham Council - Council Tax Band F



## Heartwell Avenue, E16

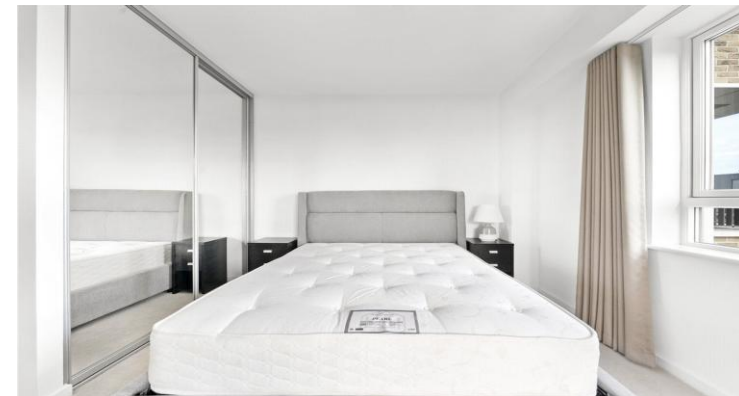
Approx. Gross Internal Area(Including Balcony/ Terrace) 1409 Sq Ft - 130.90 Sq M

Approx. Gross Internal Area(Excluding Balcony/ Terrace) 1017 Sq Ft - 94.48 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.

lplus.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](http://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.

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Classification L2 - Business Data