



HEARTWELL AVENUE, LONDON, E16

£2,650 per month*

Carter Jonas

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 (free Wi-Fi, gym,

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.

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.

The property is offered furnished to a high specification

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, 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

This contemporary two-bedroom apartment is located within Wallbrook Gardens, a beautiful development benefitting from exceptional on-site amenities, communal gardens and only a 6-minute walk to Canning Town Station.



Night Tube (Friday and Saturday)

Holding deposit is 1 week's rent

Security deposit is 5 week's rent

Council Tax Band E


ADDITIONAL INFORMATION

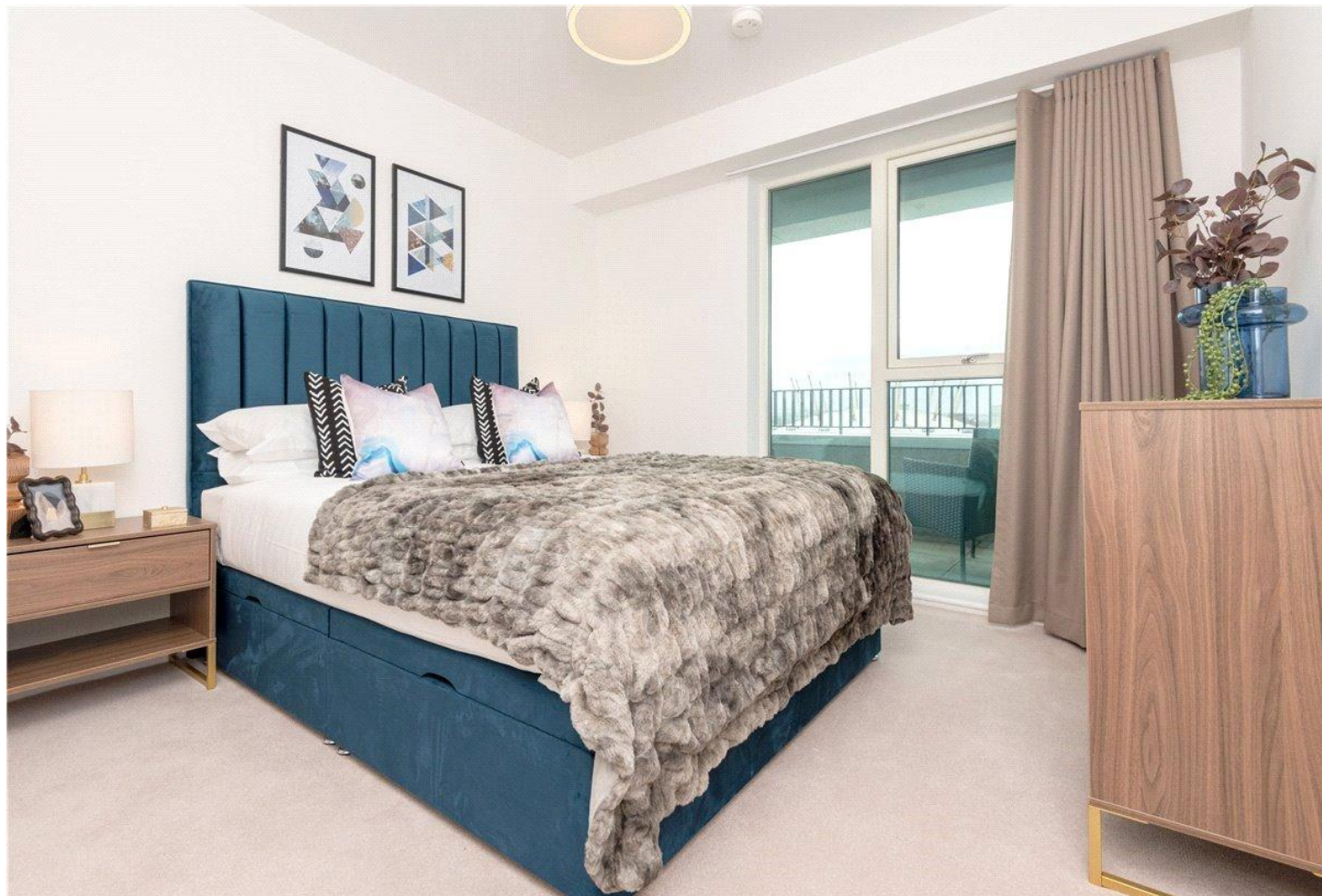
Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority Newham Council - Council Tax Band E

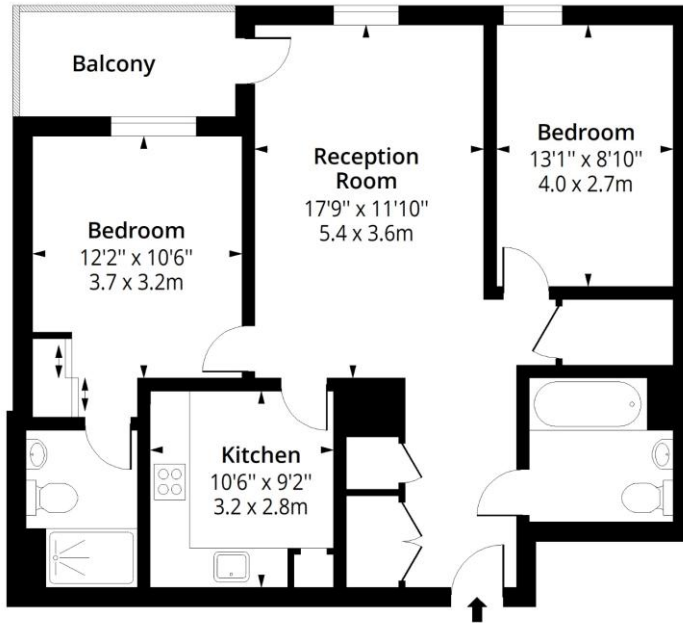
Energy Efficiency Rating

	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	



Heartwell Avenue, E16

Approx. Gross Internal Area 822 Sq Ft - 76.36 Sq M (Excluding Balcony)
Approx. Gross Internal Area 879 Sq Ft - 81.66 Sq M (Including Balcony)



Floor Area 822 Sq Ft - 76.36 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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Classification L2 - Business Data



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.