



**HEARTWELL AVENUE, LONDON, E16**

£3,100 per month\*

**Carter Jonas**

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

- Brand new development
- Three bedrooms
- Two bathrooms (one en-suite)
- Two private balconies
- 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

This stylish apartment comprises of an open plan kitchen and reception room, the master bedroom with en-suite also has access to a private balcony. Two further bedrooms and stylish bathroom suite.


The property further benefits from a second private balcony which overlooks the gardens, lift, onsite management and plenty of fitted storage throughout.

The property is offered furnished to a high specification.

NB: Please note photographs may not relate to marketed apartment.

A large three-bedroom apartment finished to a high specification and 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+) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

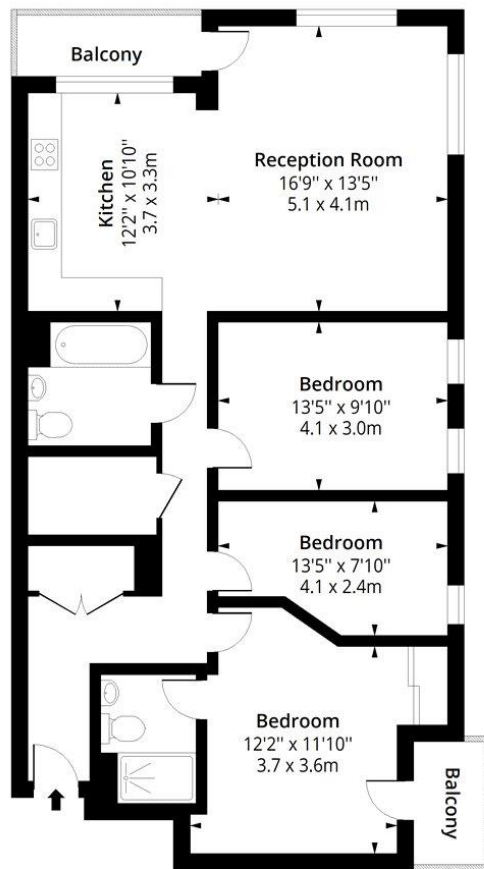
Local Authority Newham Council - Council Tax Band TBC

Directions 6 Minutes from Canning Town



## Heartwell Avenue, E16

Approx. Gross Internal Area 1095 Sq Ft - 101.73 Sq M (Excluding Balcony)  
Approx. Gross Internal Area 1165 Sq Ft - 108.23 Sq M (Including Balcony)



Floor Area 1095 Sq Ft - 101.73 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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Offices throughout the UK



Classification L2 - Business Data



### IMPORTANT INFORMATION

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