



**HEARTWELL AVENUE, LONDON, E16**  
£2,275 per month\*

**Carter Jonas**



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

- Brand new development
- One double bedroom
- Open plan reception
- Bathroom suite
- Private balcony
- Furnished to a high specification
- 0.3 miles to Canning Town Station (DLR, Jubilee)

## 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.

## THE PROPERTY

This stunning apartment benefits from an open plan living area with modern fitted kitchen, double bedroom with fitted storage wardrobes and stylish bathroom.

The property further benefits from a private balcony, a lift, on site management and communal gardens.

The property is offered furnished to a high specification.

## OUTSIDE

Balcony

Communal Gardens


A stylish one-bedroom apartment located within Wallbrook Gardens, a brand-new development which will benefit from exceptional on-site amenities, communal gardens and only a 6-minute walk to Canning Town Station.





ADDITIONAL INFORMATION

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

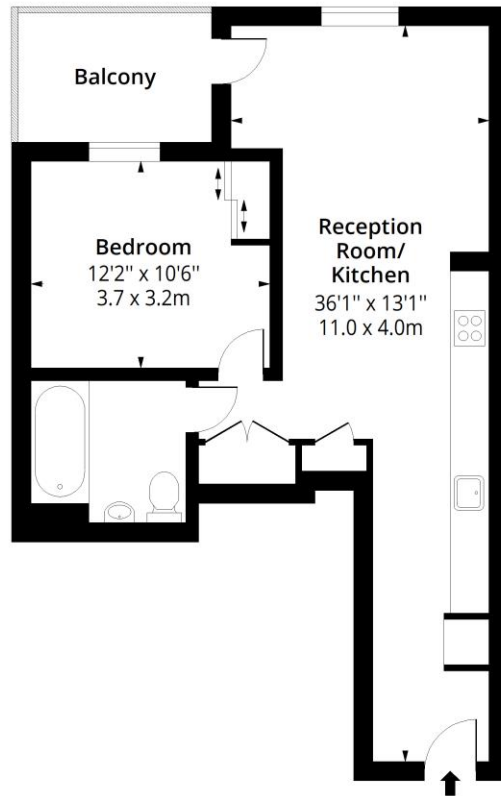
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





## Heartwell Avenue, E16

Approx. Gross Internal Area 569 Sq Ft - 52.86 Sq M (Excluding Balcony)  
Approx. Gross Internal Area 634 Sq Ft - 58.90 Sq M (Including Balcony)



Floor Area 569 Sq Ft - 52.86 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

**T: 020 7486 8866**

37 New Cavendish Street, London, W1G 9TL

E: marylebone@carterjonas.co.uk



*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data



### IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Administration fees may apply depending on tenancy type. Please contact your local branch for this information.