



HEARTWELL AVENUE, LONDON, E16
£3,600 per month*

Carter Jonas

FLAT 102 WALLBROOK GARDENS, HEARTWELL AVENUE, LONDON, E16 1RU

- Three double bedrooms
- Open plan reception
- Bathroom suite
- Large terrace with views on the city
- Private balcony
- Unfurnished or furnished at additional costs
- 0.3 miles to Canning Town Station (DLR, Jubilee)
- On site residents' amenities (gym, coffee shop, workspace)
- Bike storage
- Pet friendly

THE PROPERTY

This stylish Penthouse apartment 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.

The property is offered on a furnished basis.

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.

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 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.

A large three-bedroom penthouse with private terrace finished to a high specification and located within Wallbrook Gardens.



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

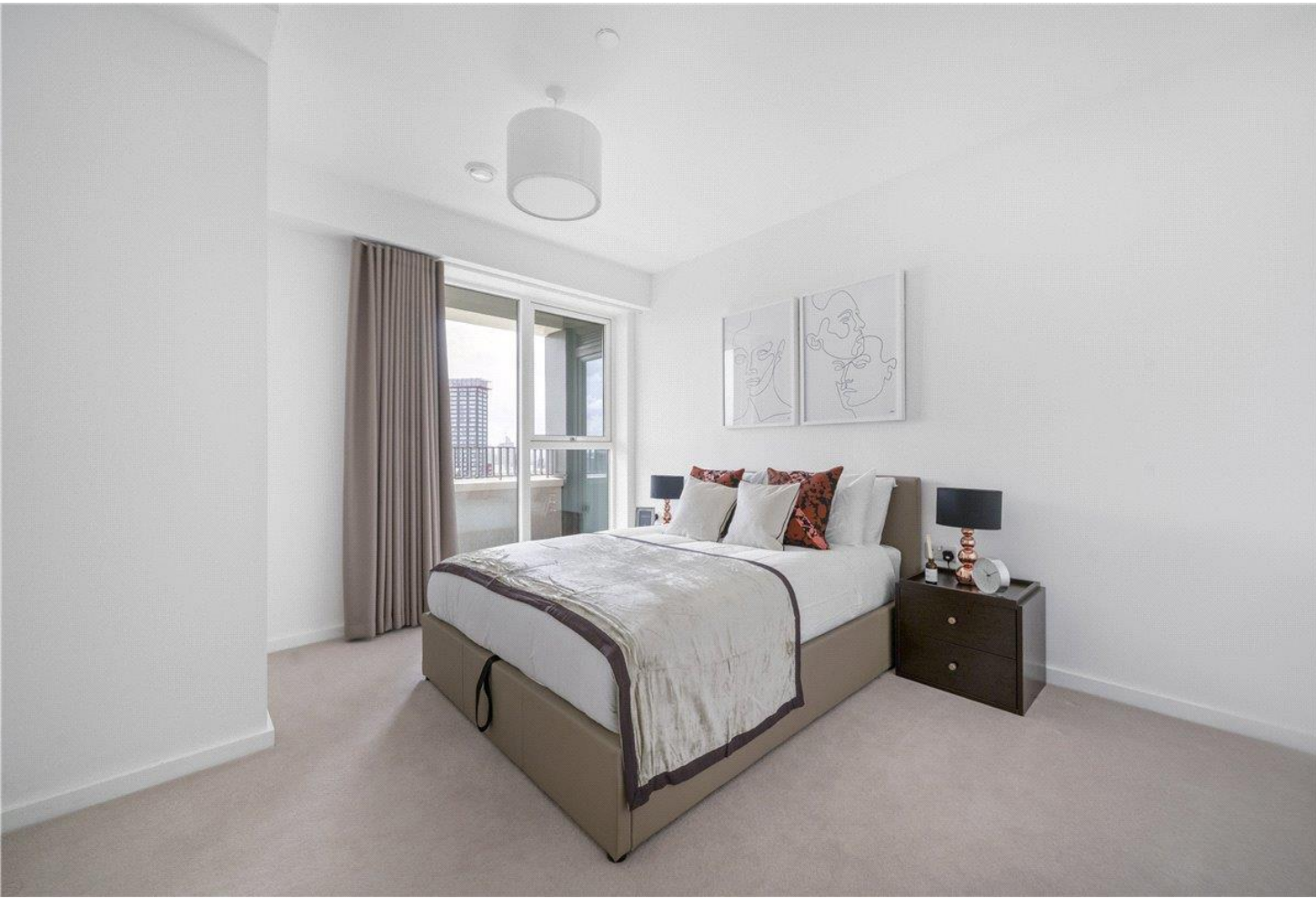
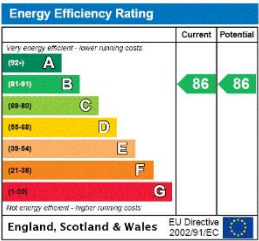
Security deposit is 5 week's rent

Minimum term 12 months

Council Tax Band F

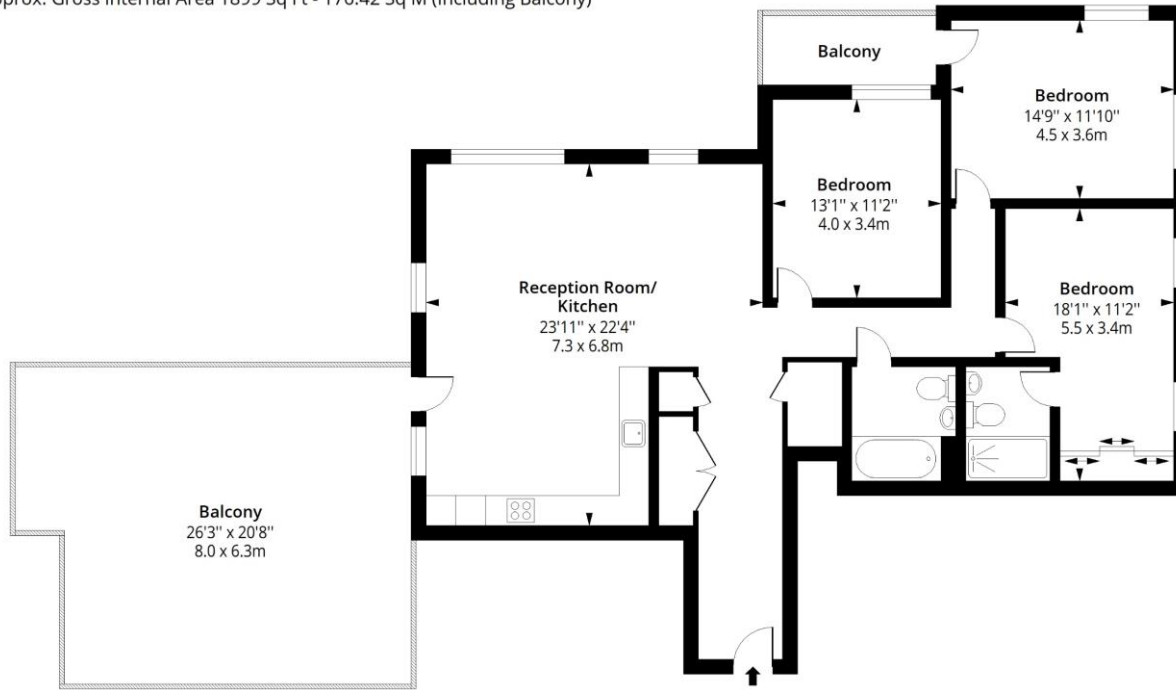
ADDITIONAL INFORMATION

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 1328 Sq Ft - 123.37 Sq M (Excluding Balcony)
Approx. Gross Internal Area 1899 Sq Ft - 176.42 Sq M (Including Balcony)



Floor Area 1328 Sq Ft - 123.37 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.