



萊英家  
Let UK Home

2 Bedrooms

Flat

Located in London

£2,750 Per Month



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

02045348146



# 1805 Menara Point 1 Affinity View

London | | E15 3AY



Let UK Home are excited to present this stunning two-bedroom apartment in the heart of Menara Point, part of the highly anticipated Twelve Trees Park development, E15.

This property comprises a large bright open plan kitchen and living room, two double bedrooms (master with wardrobe and en-suite), a large family sized bathroom and ample storage.

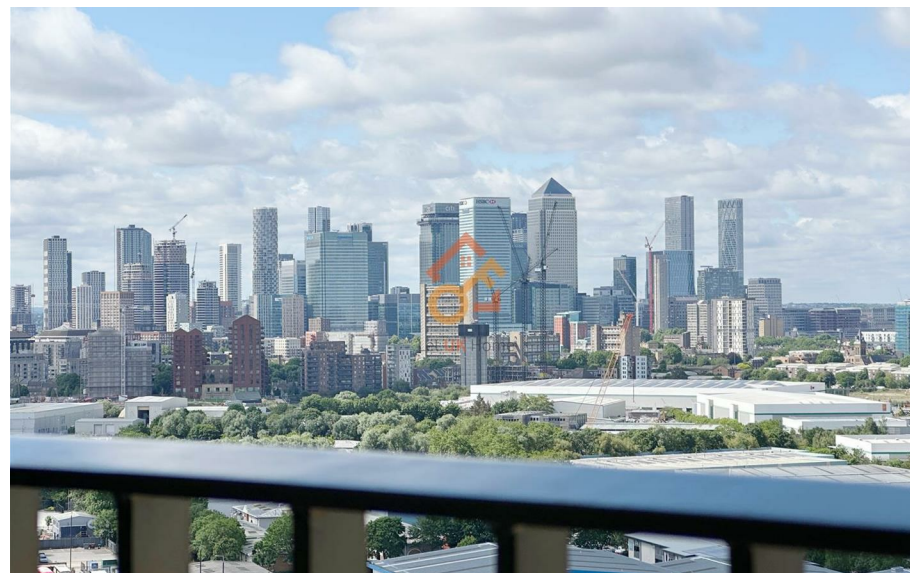
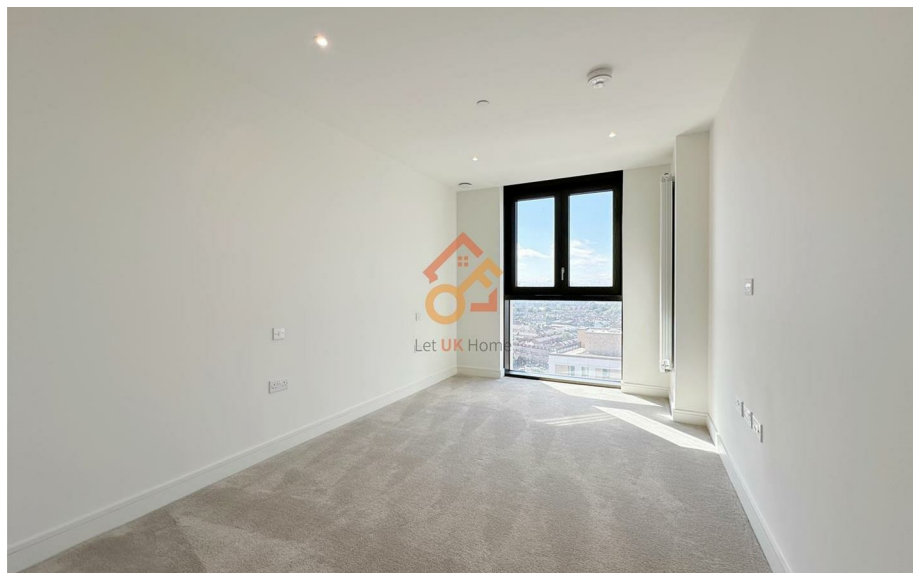
Residents will enjoy a range of premium amenities, including a 24-hour concierge, a business lounge, multiple co-working spaces, open pod meeting areas, a private meeting room, a residents' lobby, a screening room, and a state-of-the-art gym.

West Ham station is just moments away, offering quick access to central London via the District, Hammersmith & City, and Jubilee lines, as well as the DLR and c2c services.

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- 18th Floor
- 24h Security
- Cinema & Game Room
- Residential Lounge
- Concierge Service
- The Gym
- Co-working Space



## Two Bedroom Apartment Type 2

Floors: 04-31  
Apartments: 04-06 to 09-06, 10-05 to 31-05

N



### Floors

Floor 02
Floor 03
Floor 04
Floor 05
Floor 06
Floor 07
Floor 08
Floor 09
Floor 10
Floor 11
Floor 12
Floor 13
Floor 14
Floor 15
Floor 16
Floor 17
Floor 18
Floor 19
Floor 20
Floor 21
Floor 22
Floor 23
Floor 24
Floor 25
Floor 26
Floor 27
Floor 28
Floor 29
Floor 30
Floor 31
Ground

### Key

►	Measurement Points
C	Cupboard
U	Utility Cupboard
W	Wardrobe

### Floorplate

Floor 04 Shown



### Total Area

	80.0 sq m	861 sq ft
Kitchen	3.05m x 2.44m	10'0" x 8'0"
Living/Dining	3.53m x 5.80m	11'6" x 19'0"
Bedroom 1	3.16m x 4.76m	10'4" x 15'7"
Bedroom 2	2.83m x 4.65m	9'3" x 15'3"

Floorplans shown for Twickenham Park are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. To improve legibility these plans have been sized to fit each page. As a result this plan may not be at the same scale as those on other pages.



萊英家  
Let **UK** Home

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London

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**Council Tax Band: New Build**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(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		
England & Wales		
EU Directive 2002/91/EC		

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