



2704 MENARA POINT 1 AFFINITY VIEW LONDON, E16 4EF

£2,500 PER MONTH

Twelve Trees Park, West Ham, E15 — 2 Bed, 1 Bath, Balcony

Landmark new community by Berkeley Group (West Ham, E15)

2 bedrooms • 1 bathroom • private balcony

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ADDITIONAL INFORMATION

Local Authority – Newham

Council Tax – Band New Build

Viewings – By Appointment Only

Floor Area – 0.00 sq ft

Tenure –

EVERGREEN POINT

Apartment 27.4

1 Bed Premium
Twenty Seventh Floor
Maple Palette
Available
Price: £645,000

Kitchen	3.05m x 2.47m	10'0" x 8'1"
Living / Dining Room	4.45m x 4.20m	14'7" x 13'9"
Study	2.74m x 3.05m	9'0" x 10'0"
Bedroom	3.37m x 3.95m	10'10" x 12'11"
Total Area	58.6 sq m	630 sq ft

- Plans
- Interiors
- Views
- Specification



Floor plans 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 layouts are indicative only. Electrical positions shown are indicative only. Level 10 terrace, the windows/doors are shorter than typical due to roof build ups to the terrace. This is a maintenance terrace and therefore no access is permitted to residents. 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 to the same scale as those on other pages.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

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

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