



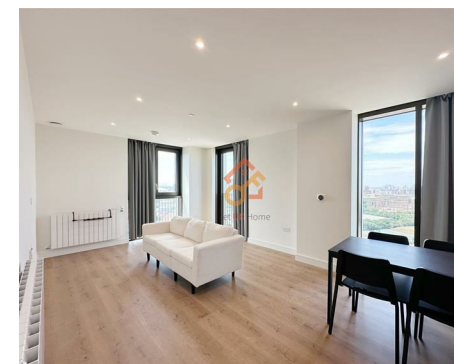
Let **UK** Home

2 Bedrooms

Flat

Located in London

£3,200 Per Month



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

01795 358 886



1 Affinity View London

E16 4EF



Let UK Home are excited to present this stunning two-bedroom apartment in the heart of Menera 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 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.

Taking the subway makes commuting to University College London (UCL), London School of Economics (LSE), and King's College London (KCL) quick and easy.

You can also take the subway to Stratford, which is a bustling shopping and leisure hub. The 2012 London Olympics venue, Queen Elizabeth Olympic Park, is located here. Stratford is home to the famous shopping mall Westfield Stratford. Westfield Stratford is one of the largest urban shopping and leisure centers in Europe, featuring plenty of British high street fashion, home, and lifestyle stores, as well as multiple shops, restaurants, a multi-screen cinema, a bowling alley, and a 24-hour casino.

1 Affinity View London

£3,200 Per Month



- 18th Floor
- The Gym
- Co-working Space
- Green Space
- Walk to West Ham station
- Concierge Service & 24h Security
- Cinema & Game Room
- Residential Lounge
- Close to Stratford
- EPC Rating: B



Two Bedroom Apartment Type 2

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

N



Floors

Floor 01
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
Basement

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 TwoBedHome. Plans 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.



Let **UK** Home

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Council Tax Band: D

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) A			
(81-91) B		86	86
(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		

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