



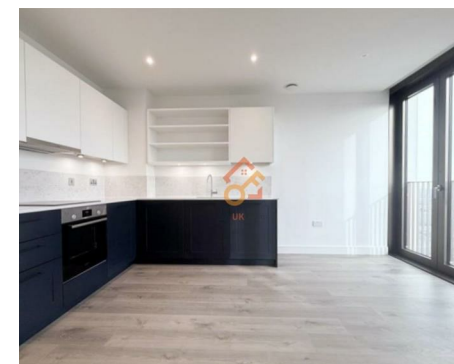
Let **UK** Home

**2 Bedrooms**

**Flat**

Located in London

**£2,425 Per Month**



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

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

01795 358 886



# 1 Affinity View London

E16 4EE



Let UK Home are excited to present this stunning one bedroom & one study room apartment in the heart of Menera Point, part of the highly anticipated Twelve Trees Park development, E15.

The apartment comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room, one bright double bedrooms, one study room that can be converted into a bedroom, one modern bathroom, and ample storage.

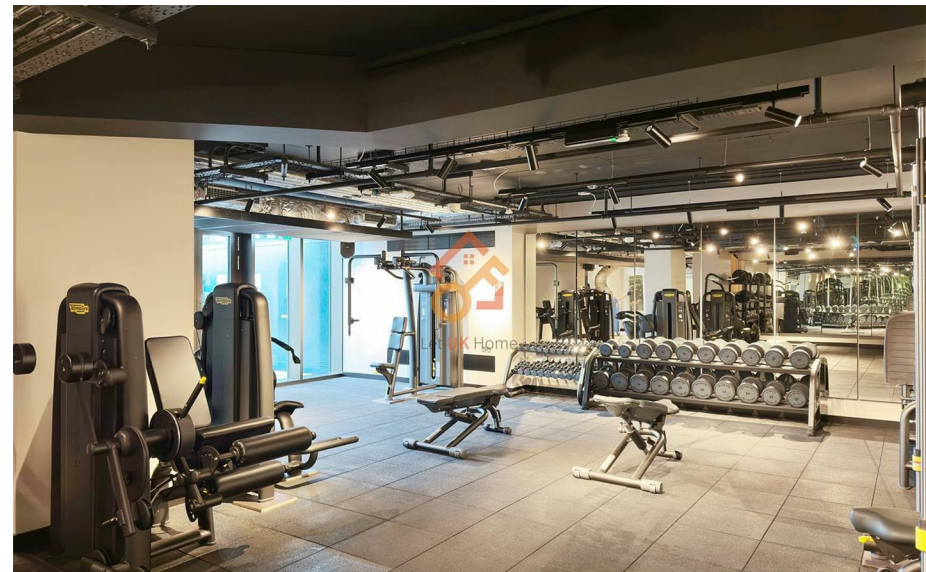
Residents will enjoy a range of premium amenities, including concierge service, a business lounge, multiple co-working spaces, open pod meeting areas, a private meeting room, a residents' lobby, a screening room, and a state-of-the-art gym.

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.

# 1 Affinity View London

£2,425 Per Month

- 30th Floor
- 24h Security
- Cinema & Game Room
- Residential Lounge
- Concierge Service
- The Gym
- Co-working Space
- EPC Rating: B





**Total floor area**

**61 square metres**



Let **UK** Home

3F 2 Eastbourne Terrace

Paddington

London

W2 6LG

01795 358 886

info@letukhome.co.uk

**Council Tax Band: C**

**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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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