



**1103 Menara Point, TwelveTrees Park 1, Affinity View,
London, E16 4EE**

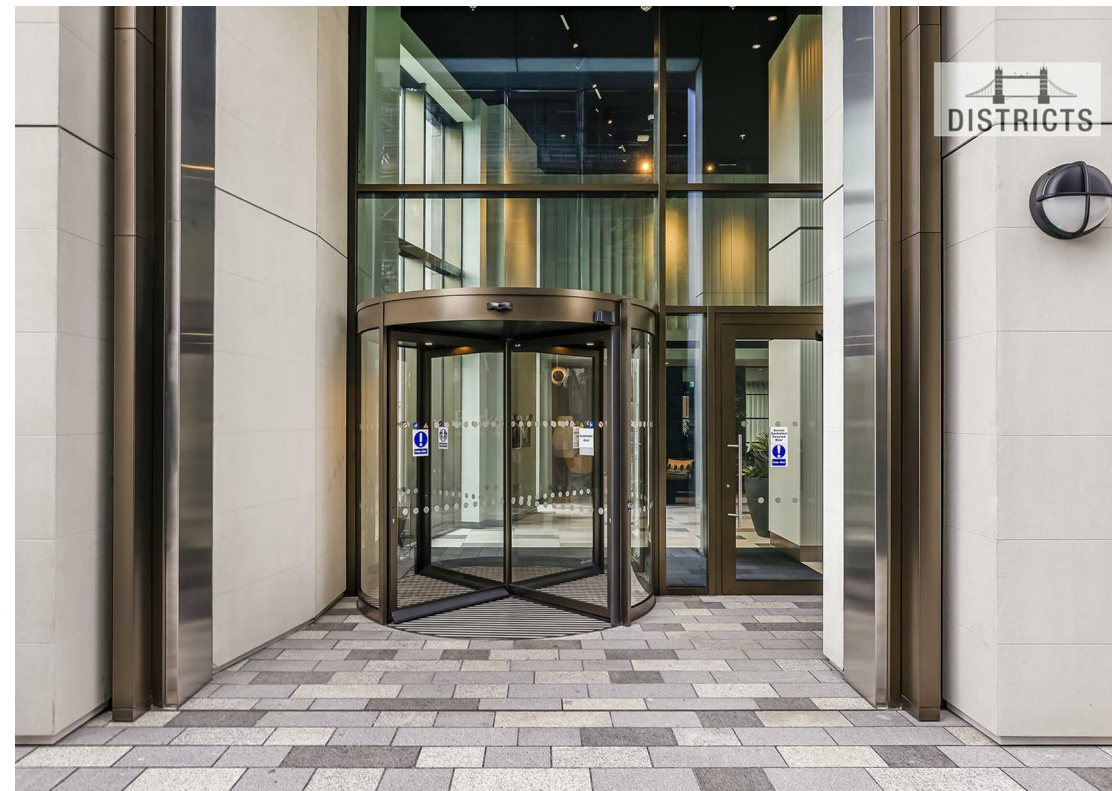
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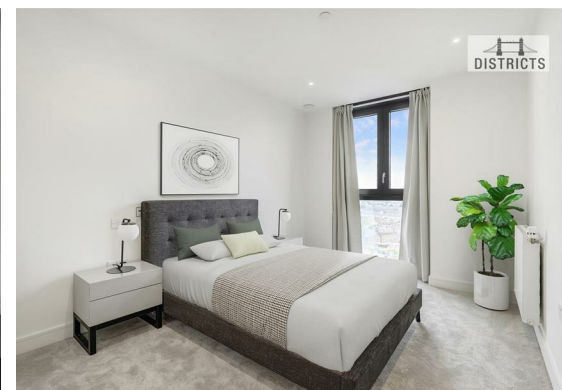
Brand New & Spacious two-bedroom apartment set within the sought-after Berkeley development called TwelveTrees Park. The property comprises, an open-plan reception / living space, modern integrated kitchen living area, 2 double bedrooms with wardrobe storage and two luxury bathrooms. Offered Furnished and available Now. Video or Virtual viewings also offered.

Council Tax Band: Newham - TBC
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water & heating – Mains | Internet: Fibre

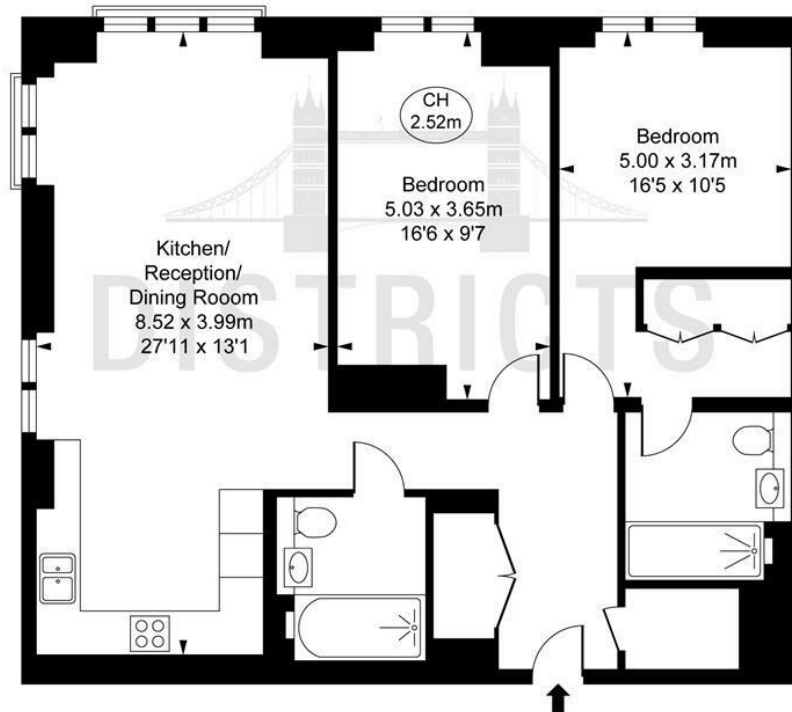
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To check planning permission please visit Newham Council Planning & Building
Photos have been digitally dressed for example purposes.





Menara Point,
Twelve Trees Park, E16
Approximate Gross Internal Area
85.54 sq m / 921 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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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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