



**29.02 Menara, Twelve Trees Park, London, E16 4EF**

**Asking price £650,000**

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**DISTRICTS**

Set high in the sky is this stylish and modern two bedroom apartment, located within the impressive TwelveTrees development in West Ham. Offering 59sqm (635sqft) of well planned living space with a bright South/East aspect, this contemporary home delivers both comfort and convenience in one of East London's most buzzworthy new neighbourhoods.

The open plan living and kitchen area is filled with natural light, creating a welcoming space for relaxing or entertaining. Both bedrooms are generously sized, making the layout ideal for sharers, guests, or a dedicated home office. A sleek modern bathroom and useful built in storage add to the apartment's practicality.  
\*Photos of the bedroom have been digitally dressed for marketing purposes.

Residents enjoy a fantastic range of on site amenities, including a concierge, fully equipped gym, beautifully landscaped gardens, and secure cycle storage. The location is unbeatable—West Ham Station is just moments away, offering Jubilee, District, Hammersmith & City, DLR and C2C lines, giving you fast, effortless links across London. Canary Wharf, Stratford, the City and beyond are all within easy reach.

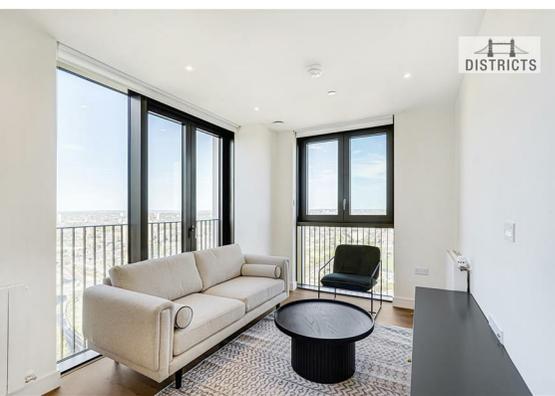
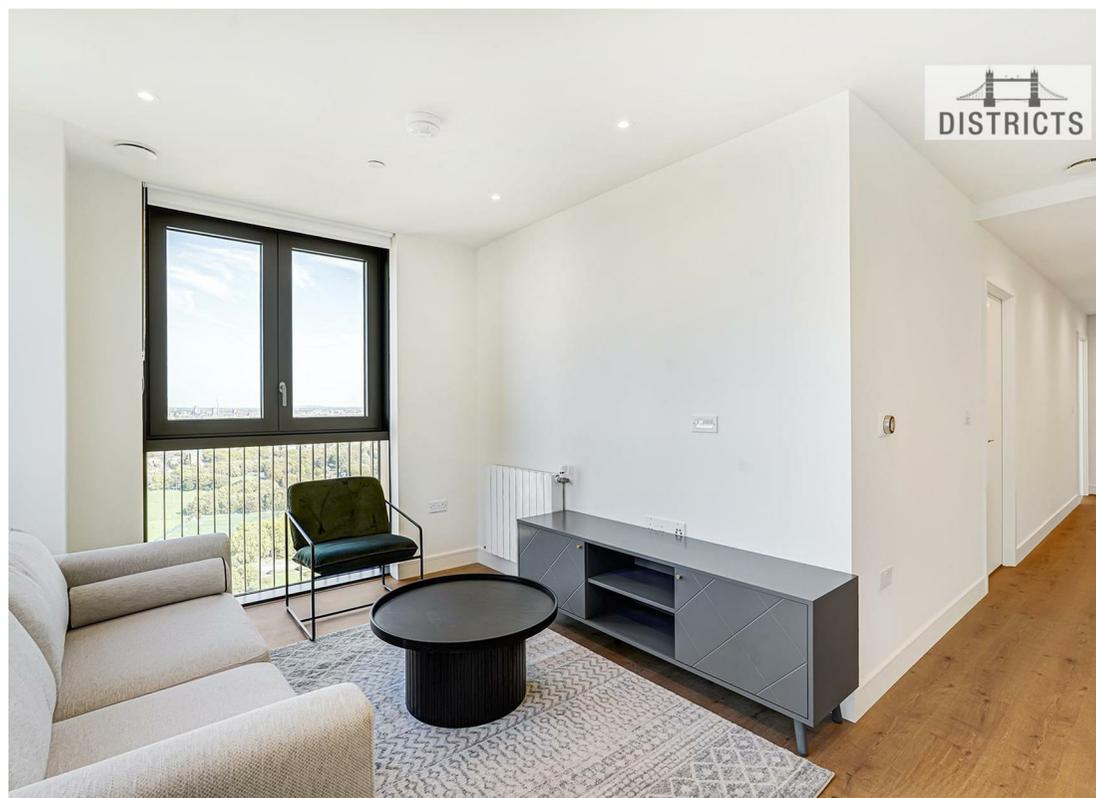
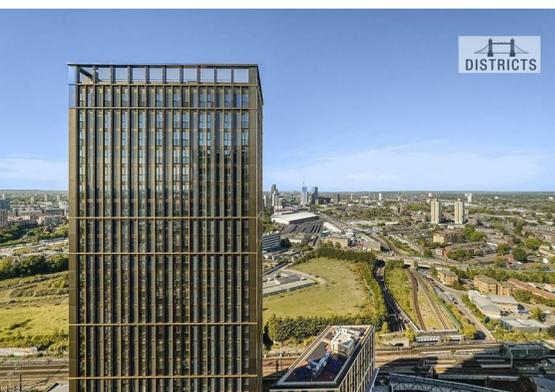
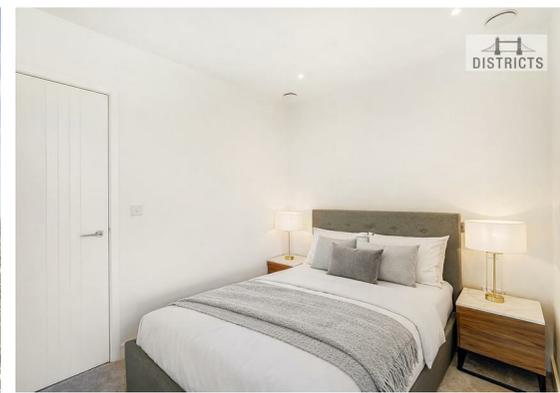
Offered chain free, this is an excellent opportunity for buyers seeking convenience, modern living, and strong potential for future capital growth.

Leasehold: Approx 998 years  
Ground rent amount: Peppercorn  
Review period: Ask agent  
Service charge amount: Ask Agent  
Council tax band: C - Newham

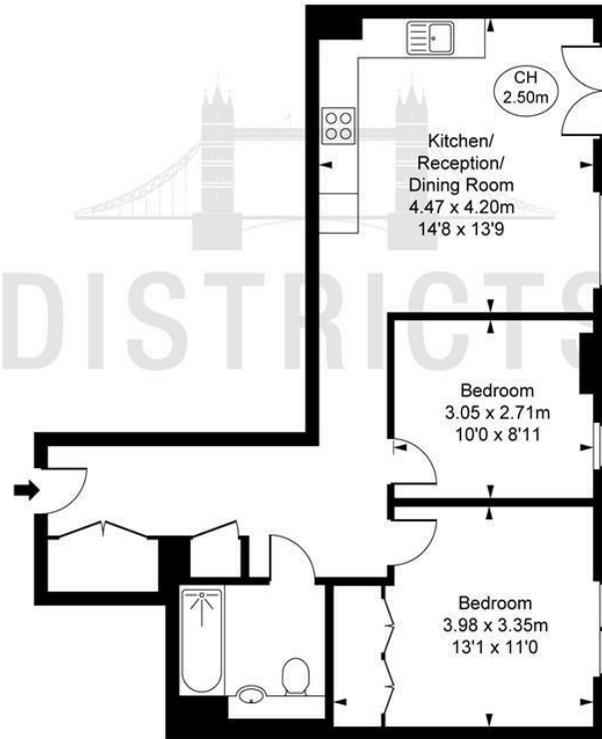
Electricity supply – Mains | Water supply – Mains | Sewerage – Mains | Heating – Underfloor heating | Lift Access | Parking: No | EWS1: Certificate Available

To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Southwark Council Website, Planning & Building Control





Menara Point,  
 TwelveTrees Park, E15  
 Approximate Gross Internal Area  
 58.95 sq m / 635 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		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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