



Let **UK** Home

1 Bedrooms

E16 4EF

Located in London

£2,450 Per Month



info@letukhome.co.uk

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

01795 358 886



Menara Point, 1 Affinity View, London E16



Let UK Home are excited to present this stunning one-bedroom apartment in the heart of Menara Point, part of the highly anticipated Twelve Trees Park development, E15. Property Reference: LUH 1687

This property comprises a large bright open plan kitchen and living room, one double bedroom with built-in wardrobe, a modern bathroom and ample storage. A virtual viewing is provided.

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. From West Ham Station, you can conveniently reach Stratford, Canary Wharf, London City Airport, Fenchurch Street, the City of London (Bank) and Bond Street. Major universities including UCL, LSE and King's College London are also within easy commuting distance via underground.

A short tube ride takes you to Stratford, a bustling retail and leisure hub. It is home to Queen Elizabeth Olympic Park, the main venue of the 2012 London Olympics. Stratford also hosts Westfield Stratford City, one of Europe's largest urban shopping and leisure complexes. The centre features a wide range of British high-street fashion, homeware and lifestyle brands, alongside numerous restaurants, a multiplex cinema, bowling alley and a 24-hour casino.

- 26th Floor
- 24h Security
- Cinema & Game Room
- Residential Lounge
- EPC Rating: B

- Concierge Service
- The Gym
- Co-working Space
- Virtual Viewing Available





总面积	57.3 平方米	616 平方英尺
厨房	3.65m x 2.20m	11'11" x 7'2"
客厅/餐厅	4.86m x 3.33m	15'11" x 10'11"
卧室	3.35m x 4.50m	10'11" x 14'9"



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3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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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) 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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