



1103 Menara Park 1, Affinity View, London, E16 4EE

£3,000 Per month

 2  2  1  B

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
Minimum contract: 12 months
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

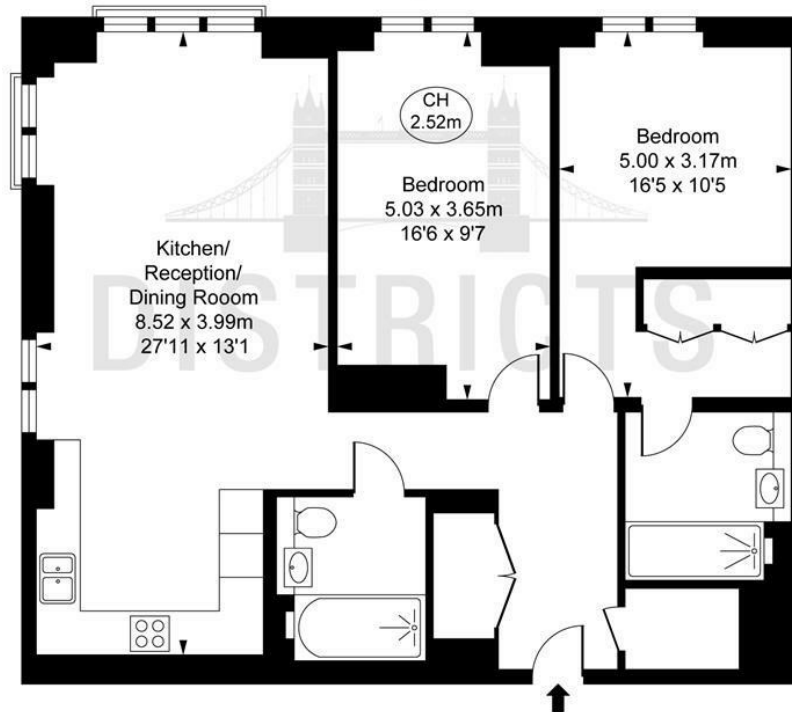
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Newham Council Planning & Building





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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.