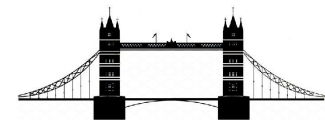




29.02 Menara, Twelve Trees Park, London, E16 4EF

Asking price £650,000

 2  1  1  B



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.

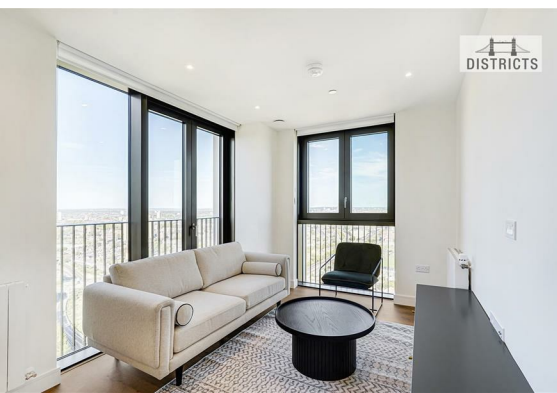
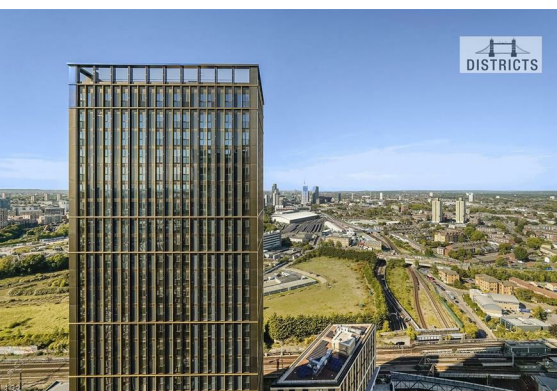
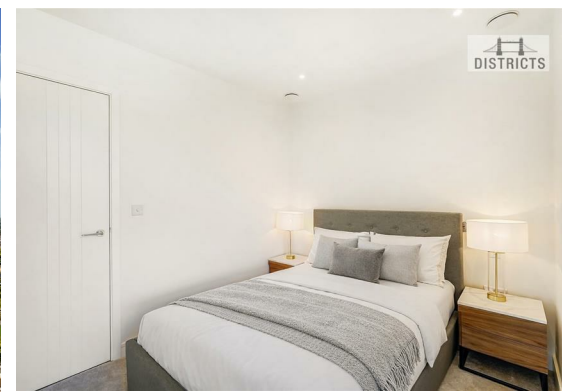
Offered chain free, this is an excellent opportunity for buyers seeking convenience, modern living, and strong potential for future capital growth.

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

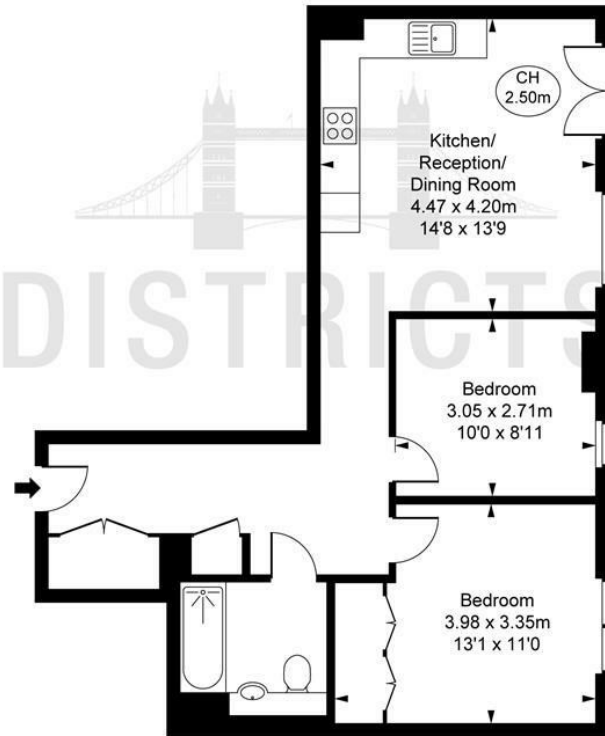
Electricity supply – Mains | Water supply – Mains | Sewerage – Mains | Heating – Underfloor heating | Lift Access | Parking: No | EWS1: Certificate Available

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.
 © Fulham Performance

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			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.