

**LONDON
VICTORIA
GROUPS** 



Menara Point, 1 Affinity View

, West Ham E16 4EE

- West Ham Station
- Cinema Room
- Secure Entry
- Contemporary Urban Living
- CTB-D
- Gym
- Co-working Space
- Lift Access
- EPC-B

£3,050 Per Month

Local Authority **Newham**
 Council Tax Band **D**
 EPC Rating **B**

86 / Live connected to your space

Two Bedroom Apartment Type 2

Floors: 04-31
 Apartments: 04-06 to 09-06, 10-05 to 31-05



Floors

- Floor 02
- Floor 03
- Floor 04
- Floor 05
- Floor 06
- Floor 07
- Floor 08
- Floor 09
- Floor 10
- Floor 11
- Floor 12
- Floor 13
- Floor 14
- Floor 15
- Floor 16
- Floor 17
- Floor 18
- Floor 19
- Floor 20
- Floor 21
- Floor 22
- Floor 23
- Floor 24
- Floor 25
- Floor 26
- Floor 27
- Floor 28
- Floor 29
- Floor 30
- Floor 31

Key

- ▶ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe

Floorplate

Floor 04 Shown



Total Area **80.0 sq m** **861 sq ft**

Kitchen	3.05m x 2.44m	10'0" x 8'0"
Living/Dining	3.53m x 5.80m	11'6" x 19'0"
Bedroom 1	3.16m x 4.76m	10'4" x 15'7"
Bedroom 2	2.83m x 4.65m	9'3" x 15'3"

Floorplans shown for Twicken Park are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 2%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicates only. Electrical positions shown are indicative only. Please see Sales Consultant for further information. To improve legibility these plans have been sized to fit each page. As a result the plans may not be at the same scale as those on other pages.



London Office Office
 Spaces Victoria, 25 Wilton Road, Pimlico,
 London, SW1V 1LW

Contact
 020 3084 3094
 XL@londonvictoriagroups.co.uk
 www.londonvictoriagroups.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.