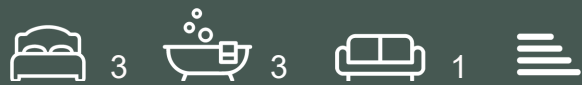




Menara Point, TwelveTrees Park £825,000

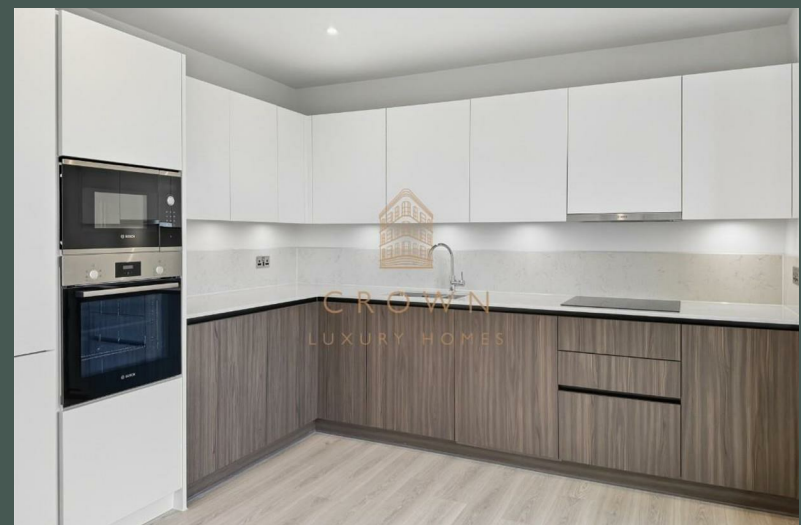


23rd Floor | Stunning Views | 24/7 Concierge | Gym | Cinema Room | Lounges | Meeting Rooms | Communal Gardens | Great Transport Links | WeChat: CLH-Consultant.



CROWN
LUXURY HOMES

lettings@crownluxuryhomes.com
+44 2035 143482



- 23rd Floor
- Stunning Views
- Residents' Gym
- Residents' Lounges
- 2 Min Walk to West Ham Station

- Great Transport Links
- 24/7 Concierge
- Residents' Cinema Room
- Residents' Meeting Rooms



The Property

Positioned on the 23rd floor of Menara Point, within the landmark TwelveTrees Park development, this exceptional three-bedroom, three-bathroom apartment presents an outstanding opportunity to acquire a brand-new home finished to an impressive contemporary specification.

The spacious open-plan living, dining, and kitchen area has been thoughtfully designed to maximise natural light, with expansive floor-to-ceiling windows framing elevated views and creating a bright, welcoming atmosphere throughout. Offering a seamless flow between the living spaces, it provides the perfect environment for both everyday living and entertaining.

The sleek, fully integrated kitchen combines elegant design with everyday practicality, featuring premium appliances, stone worktops, contemporary cabinetry, and generous storage. Whether preparing family meals or hosting guests, the space has been designed to meet the demands of modern living.

All three bedrooms are generously proportioned, offering comfortable and versatile accommodation. The principal bedroom benefits from fitted storage and a beautifully appointed en-suite bathroom featuring a walk-in shower and premium finishes. The second bedroom also enjoys the privacy of its own en-suite shower room, making it ideal for guests or family members. The third bedroom is served by a stylish family bathroom complete with a full-size bathtub and overhead shower.

Finished with soft carpeting in the bedrooms and high-quality flooring throughout the living areas, the apartment balances warmth with contemporary elegance. Additional benefits include excellent built-in storage, comfort cooling, and the opportunity for the new owner to personalise the interiors to their own taste.

TwelveTrees Park Development

Outside your front door, TwelveTrees Park offers more than just a home — it's a lifestyle. Enjoy the convenience of a concierge service, beautifully maintained communal gardens, and a growing range of premium amenities. Residents will also benefit from a private gym, residents' lounges, and even a cinema room — elevating your everyday living experience.

Set moments from West Ham Station, the development is perfectly placed for swift access to Canary Wharf, the City, and beyond.

Additional Information

Heating/Hot Water Provider: Switch 2 (Fees and charges may apply; please refer to the supplier for more information)

Council: Newham, Band: E

Service Charge: £6,200 per annum (subject to change)

Ground Rent: TBC (subject to change)

Local Council: Newham
 Council Tax Band: E
 Leasehold

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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