

Let UK Home

2 Bedrooms

E16 4EE

Located in London

£2,450 Per Month



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Menara Point, 1 Affinity View, London E16



Let UK Home are excited to present this stunning one bedroom & one study room apartment in the heart of Menera Point, part of the highly anticipated Twelve Trees Park development, E15. Property Reference: LUH 1661

This property comprises a large bright open plan kitchen and living room, one double bedroom with wardrobe, one study room that can be converted to a bedroom, a large modern bathroom and ample storage. A virtual viewing is provided.

Residents will enjoy a range of premium amenities, including concierge service, 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.

- 30th Floor
- 24h Security
- Cinema & Game Room
- Co-working Space
- EPC Rating: B

- Concierge Service
- The Gym
- Residential Lounge
- Virtual Viewing Available





Premium One Bedroom Apartment





Key

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

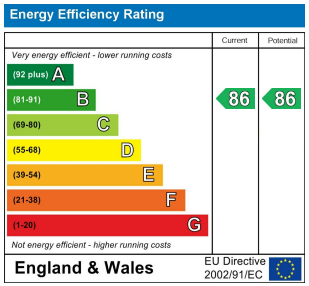
Total Area	57.3 sq m	616 sq ft
Kitchen	4.80m x 1.50m 1	5'11" x 5'0"
Living Room	4.00m x 2.80m	13'2" x 9'2"
Study	3.10m x 2.60m	10'0" x 8'8"
Bedroom	3.80m x 2.70m	12'4" x 8'10"

Floorplans shown for TwelveTrees Park are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. To improve legibility these plans have been sized to fit each page. As a result this plan may not be at the same scale as those on other pages.

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.



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