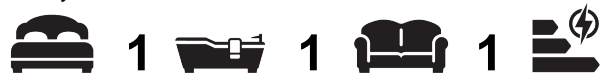




7071 Menara Point Affinity View, London, E16 4EF

£2,050 Per month



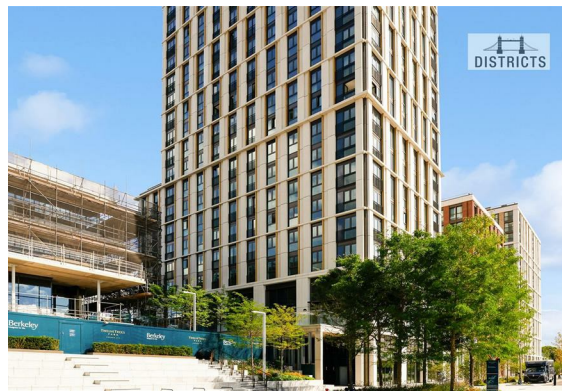
Located just a few moments from the heart of London's fastest growing business district, you are equally well connected, accessing central and West London in a matter of minutes via Circle. District, Hammersmith, Jubilee lines and DLR. The property comprises, modern open plan kitchen living area, luxury bathroom, great storage, and double bedroom with built-in wardrobes.

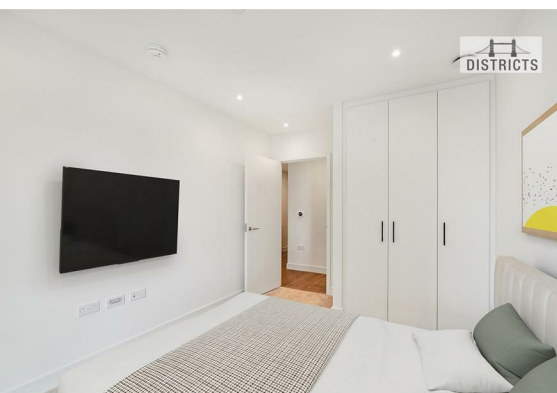
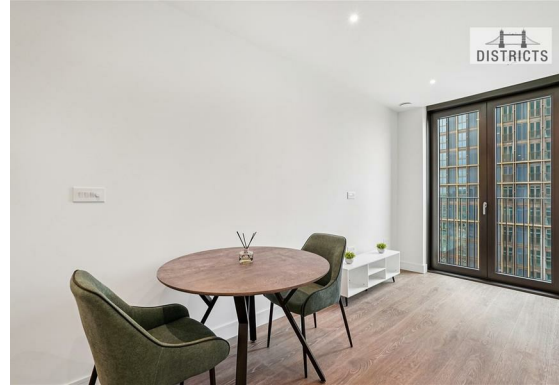
Residents enjoy the exclusive use of the world -class facilities which all form part of the exclusive experience, including Cinema, Spa, Residents Lounge, restaurants, cafés, 24 hr Concierge, Gym and Swimming Pool and much more.

Council Tax Band: Newham, TBC
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £465 (1 weeks rent, subject to agreed offer)

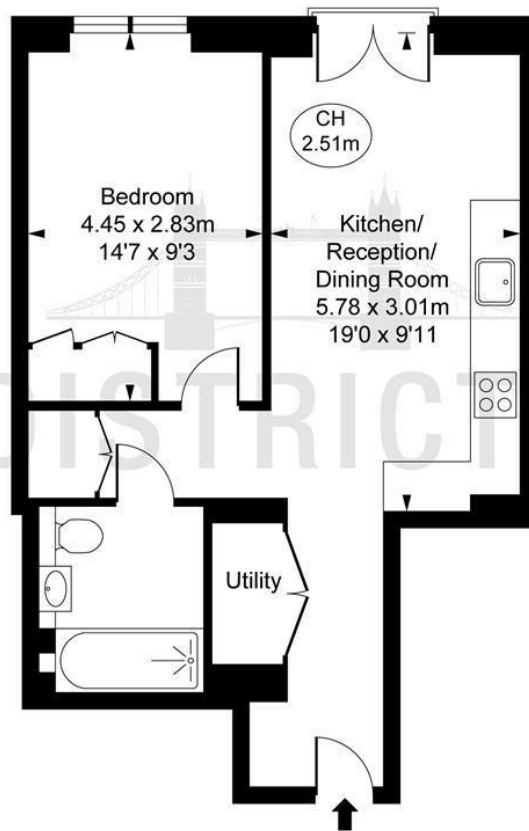
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating – Mains | Internet: Fibre

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





Menara Point,
 Twelve Trees Park, E15
 Approximate Gross Internal Area
 44.55 sq m / 480 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.