



**2209 Menara Point Twelve Trees Park, London, E16 4EH**

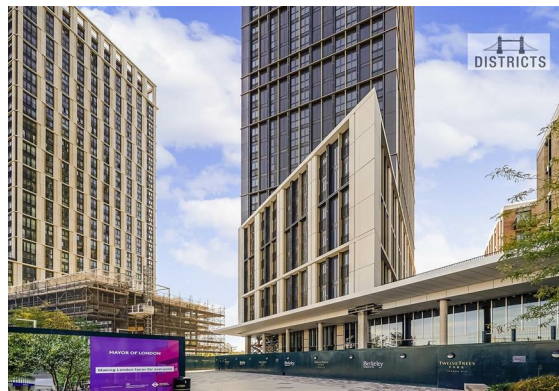
**£3,000 Per month**

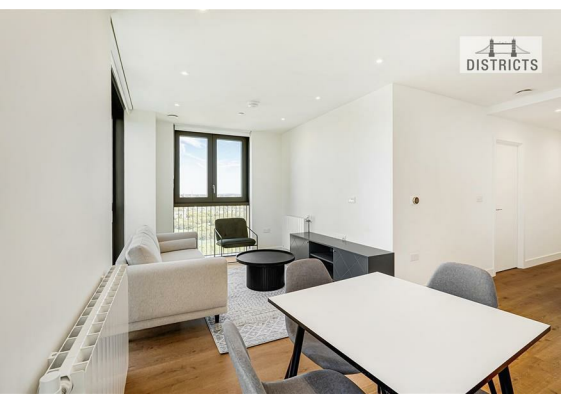
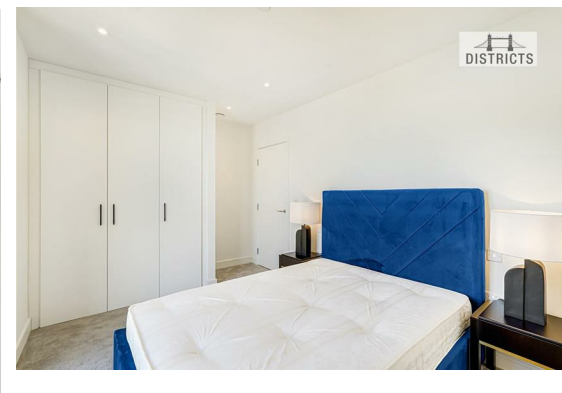
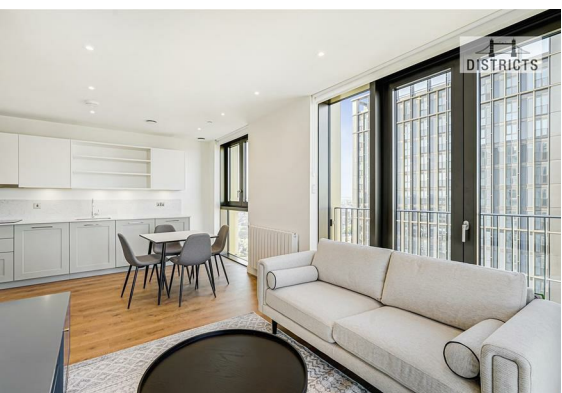
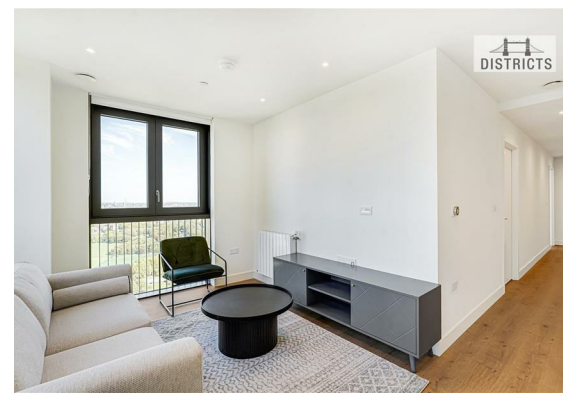


Brand New two-bedroom apartment set within the sought-after Berkeley development called TwelveTrees Park. The property comprises, an open-plan reception / living space, modern integrated kitchen living area, luxury bathroom, great storage and 2 double bedrooms with wardrobes, further more stylish furnishings are included. Offered Furnished and available September. Virtual viewings also offered.

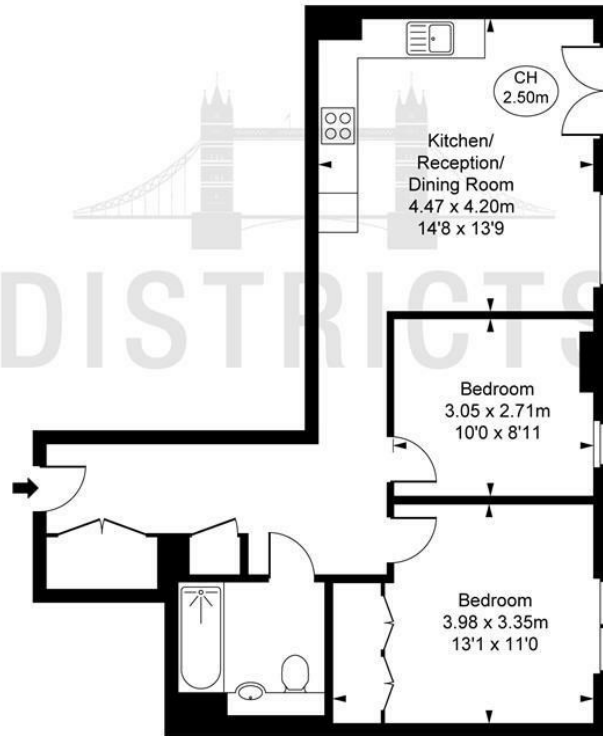
\*\*Photos used of a similar property for example purposes.

- Electricity supply – Mains | Water supply – Mains | Sewerage – Mains | Heating – Underfloor heating
- To check broadband and mobile phone coverage please visit Ofcom here <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
- Holding Deposit £692 (1 weeks rent ) | Deposit Payable £3,115 (5 weeks rent) | Minimum Term: 6 months | Rent must be paid monthly in advance
- EPC Rating: New Build
- Council Tax Band: TBC, Newham
- Change of contract fee: £50 including VAT
- Lift access | Cladding: EWS1 Certificate available





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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.