



## **Menera Point, 1 Affinity View, London, E16 4EF**

**£580 Per Week**

MENERA POINT FORMS PART OF "BERKELEY HOMES" SUPER LUXURY "TWELVE TREES" DEVELOPMENT IN THE HEART OF EAST LONDON CLOSE TO THE DOCKLANDS

Our 2 bedroom apartment offers 650 square feet of living space including an East facing reception room with stunning views towards Canary Wharf and the o2 arena, Fully fitted open plan kitchen and a master bedroom with built in wardrobes. The second bedroom is a small double and there is a luxury bathroom suite and additional storage off the hallway.

West Ham station is a short walk away via a new foot bridge accessed from the development, other on site amenities include a Sainsburys, residents lounge, screening room, gym and 24 hour concierge.

FURNISHED

AVAILABLE FROM 24.08.2026

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- TWO BEDROOM ONE BATH APARTMENT
- 21ST FLOOR APARTMENT
- WITHIN 5 MINUTES WALK TO WEST HAM STATION
- SITUATED BETWEEN THE CITY, CANARY WHARF AND STRATFORD
- 7 MINUTES TO CANARY WHARF (DLR)
- RESIDENTS GYM, SCREENING ROOM, LOUNGE & CONC
- ZONE 2 LOCATION
- HIGH-END FINISH FROM TRUSTED DEVELOPER
- GREAT CANARY WHARF & O2 VIEWS

# Menara Point, 1 Affinity View, London, E16 4EF



MENARA POINT



BEDROOM



MENARA POINT



BEDROOM



BATHROOM



BEDROOM

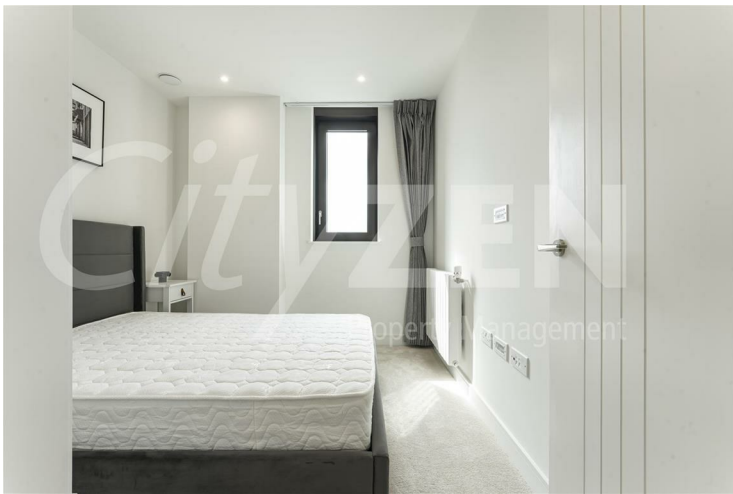
**Menera Point, 1 Affinity View, London, E16 4EF**



**BEDROOM**



**HALLWAY**



**BEDROOM**



**HALLWAY**



**BEDROOM**



**RECEPTION**

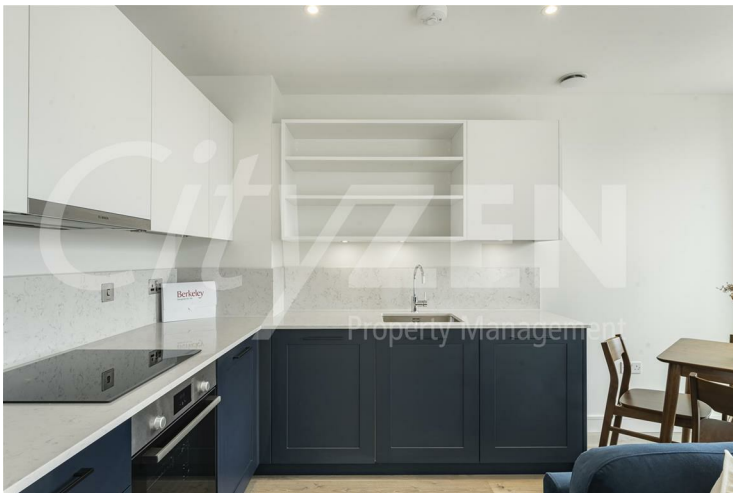
**Menera Point, 1 Affinity View, London, E16 4EF**



**RECEPTION**



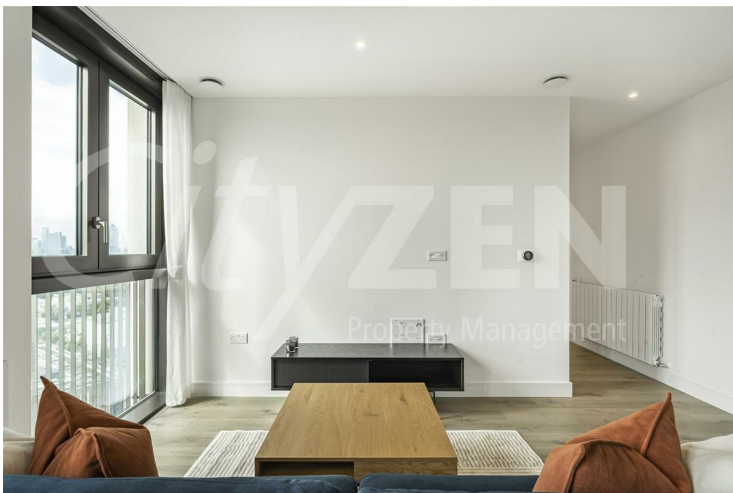
**RECEPTION/KITCHEN**



**KITCHEN**



**KITCHEN**

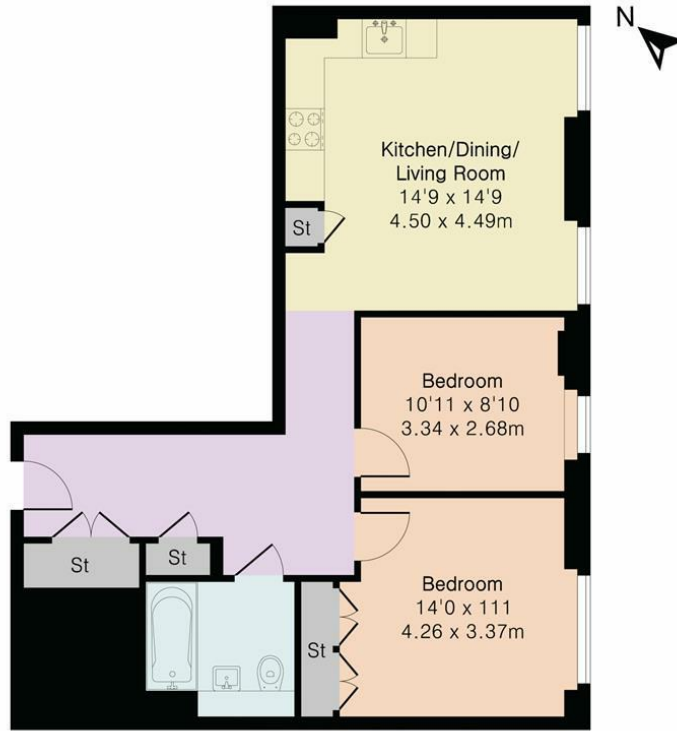


**RECEPTION**



**VIEW FROM BALCONY**

# Approximate Gross Internal Area 655 sq ft - 61 sq m



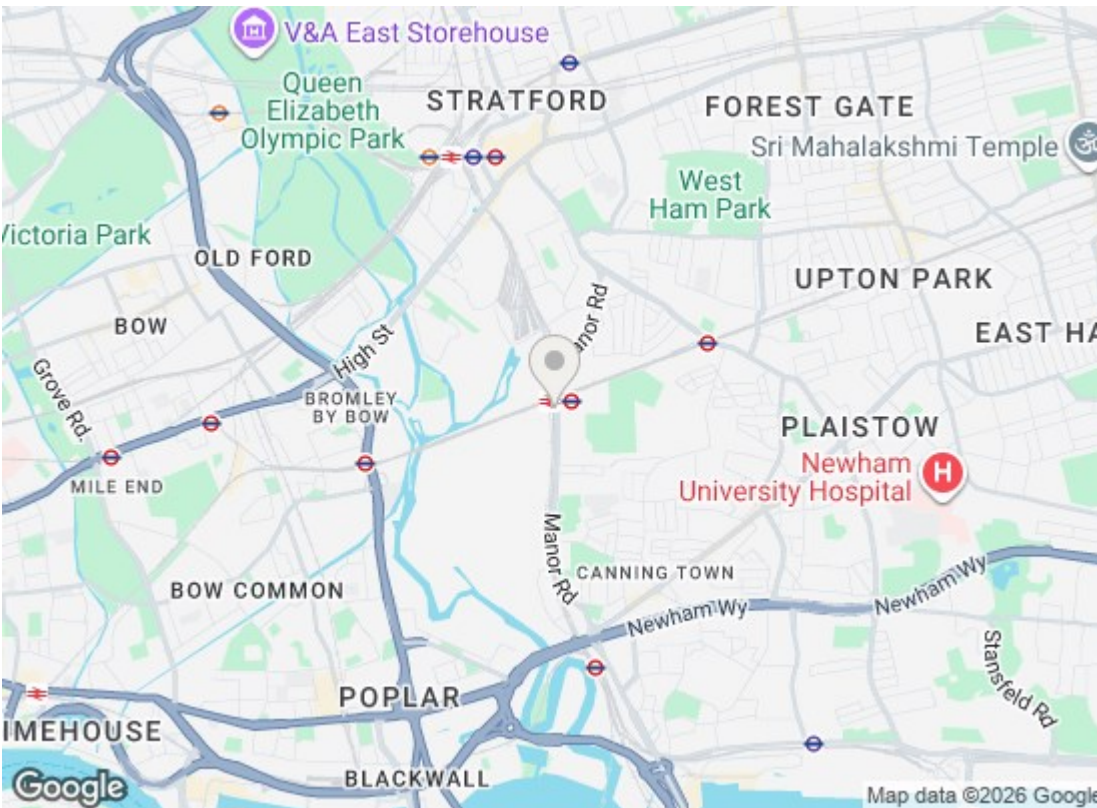
Twenty-First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</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		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.