



Flat 404

Merino Gardens | | London | EIW 2DP

Offers In The Region Of £1,100,000



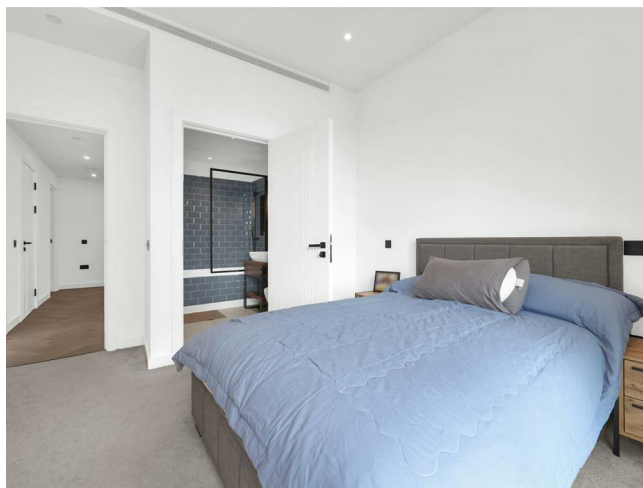
STRETTONS

Key features

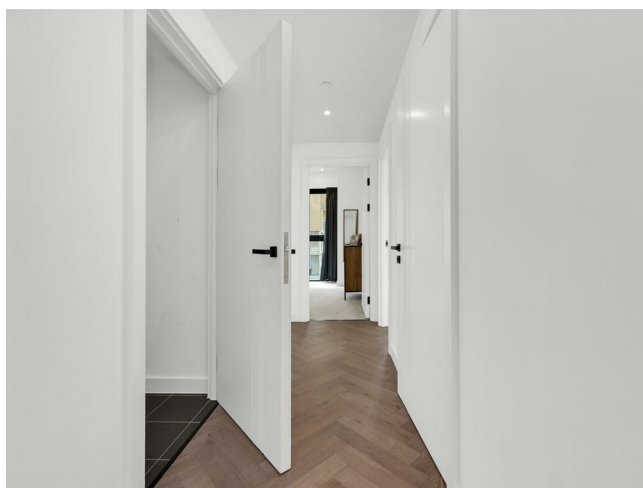
- Two Bedroom Fourth Floor Corner Apartment
- Sold On A Chain Free Basis
- Sought After Location
- Fully Fitted Kitchen with Integrated Appliances
- Three Bathrooms
- Private Enclosed Balcony
- EWS1 Form Available on Request
- On-Site Amenities, Including Spa, Swimming Pool, Gymnasium, and 24-hour Concierge Service
- 962 Years Remaining on Lease
- Ground Rent £550 Per Annum. Service Charge £9,086 Per Annum

Description

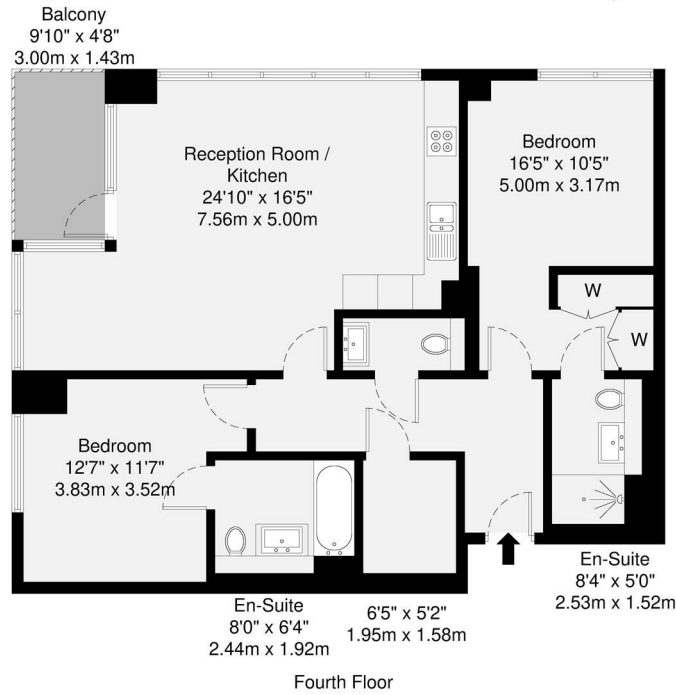
Positioned within the sought-after London Dock development, this exceptional two-bedroom corner apartment offers luxurious waterside living with beautifully appointed interiors and outstanding resident amenities.



Directions







GROSS INTERNAL AREA (GIA)
The footprint of the property
84.5 sq m / 909 sq ft

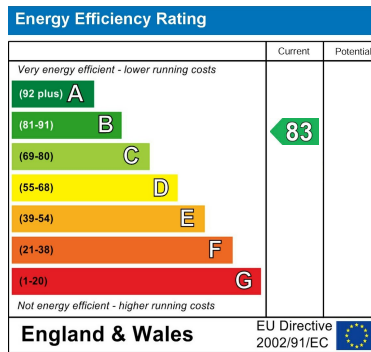
TOTAL STORAGE SPACE
Storage and wardrobe total area
1.5 sq m / 16 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
4.3 sq m / 46 sq ft

RESTRICTED HEAD HEIGHT
Landed and areas under 1.9m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



Council Tax Band F EPC Rating B



69 Paul Street
London
EC2A 4NG
020 7637 4000

bryn.nettle@strettons.co.uk