



Flat 404

Merino Gardens | | London | E1W 2DP

Offers In The Region Of £1,000,000



STRETTONS

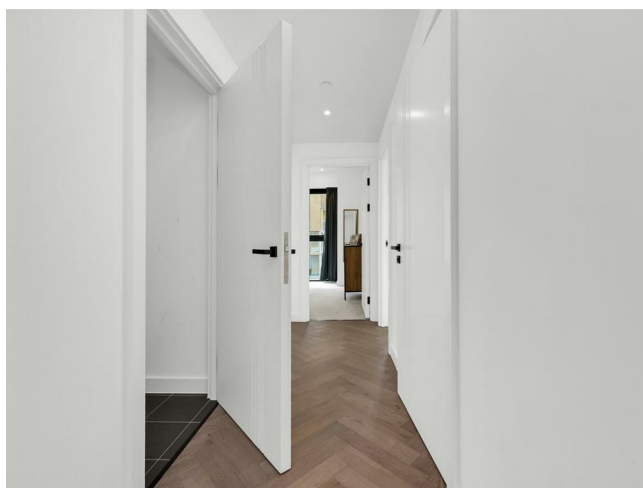
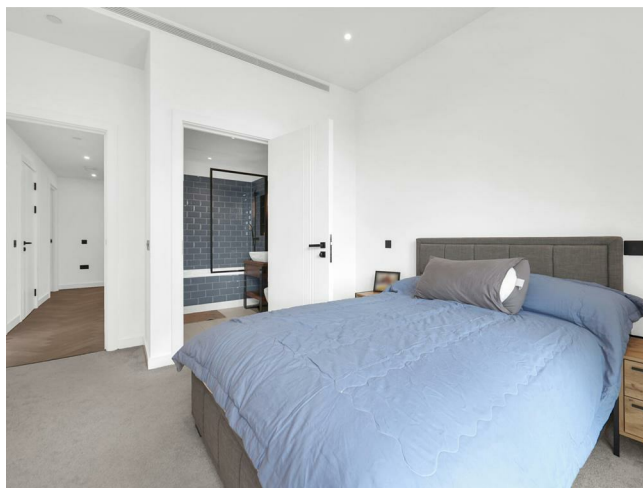
Key features

- 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

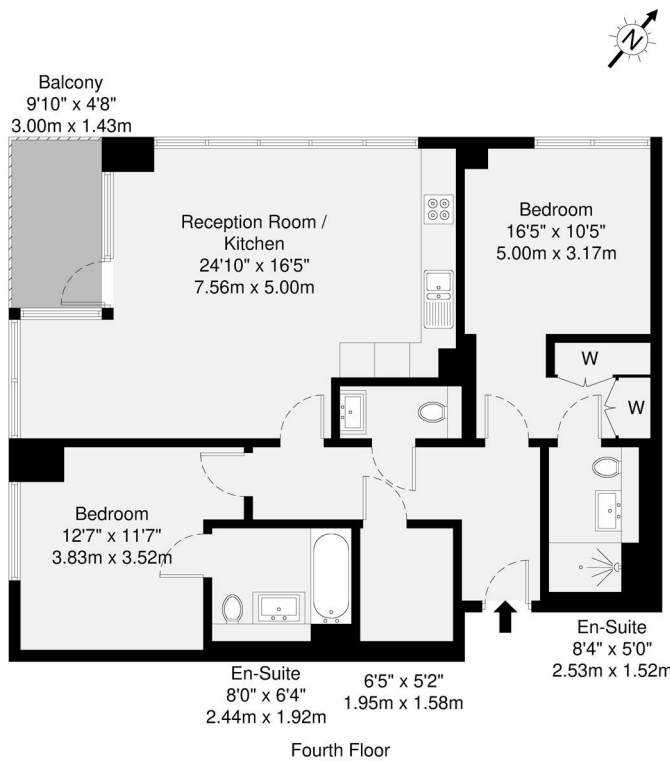
Positioned within the sought-after London Dock development, this exceptional two-bedroom corner apartment offers luxurious waterside living with beautifully appointed interiors and outstanding resident amenities.

Directions





Floor plans



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

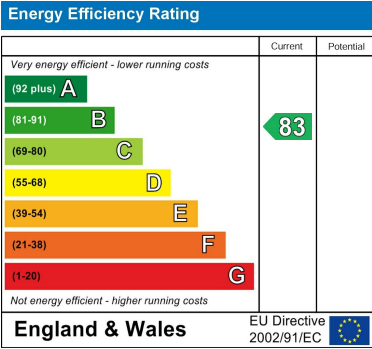
 TOTAL STORAGE SPACE
Storage and wardrobe total area.
1.5 sq m / 16 sq ft

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

 RESTRICTED HEAD HEIGHT
Limited use 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



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