



Let **UK** Home

2 Bedrooms

Flat

Located in London

£4,748 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



1 Merino Gardens London

E1W 2DG



Let UK Home present this spectacular one-bedroom property in Merino Gardens part of London Dock.

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, one double bedrooms with wardrobes, a spacious bathroom and ample storage. A virtual viewing is provided.

Residents of this exceptional development will have exclusive use of indoor swimming pool, sauna & steam room, squash room, virtual golf suite, private cinema, gymnasium, and residents lounge. Furthermore, residents will also benefit from a concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

The apartment is located near the riverside, surrounded by beautiful squares and boulevards, close to City of London and St Katharine Docks. The world-famous Tower Bridge is within walking distance. Gauging Square is the center of the entire community, lined with restaurants, cafes and bars. The supermarket-Sainsbury's brings ease and convenience to residents' daily life.

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- 10th Floor
- 24h Security
- The Gym
- Cinema & Game Room

- Concierge Service
- Swimming Pool
- Virtual Golf Suite
- Virtual Viewing Available



MERINO WHARF

Two Bedrooms

FLOOR: 10

TOTAL AREA: 89 SQ M 963 SQ FT

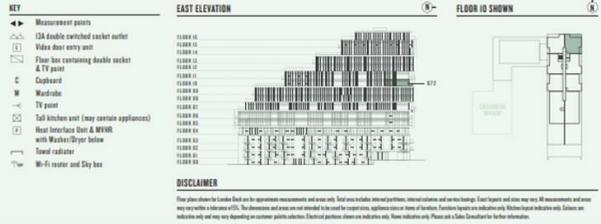
KITCHEN	3.35m x 1.83m	11'0" x 6'4"
LIVING / DINING ROOM	6.69m x 4.00m	21'11" x 13'1"
MASTER BEDROOM	2.81m x 2.05m	9'3" x 6'8"
BEDROOM 2	3.69m x 3.20m	12'1" x 10'6"
TERRACE 1	18 SQ M	177 SQ FT
TERRACE 2	5 SQ M	58 SQ FT



VIEWS NORTH
OVER QUAYSIDE

VIEWS EAST OVER
MARKET GARDEN

Two Bedroom



Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Council Tax Band: F

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		83	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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