



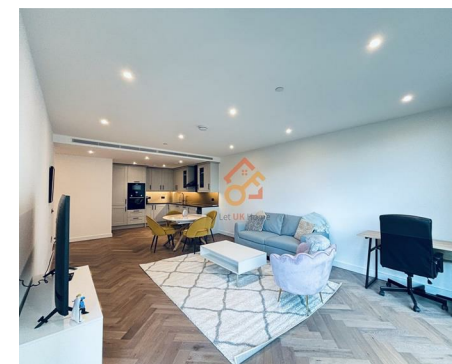
Let **UK** Home

2 Bedrooms

E1W 2DP

Located in London

£1,200,000



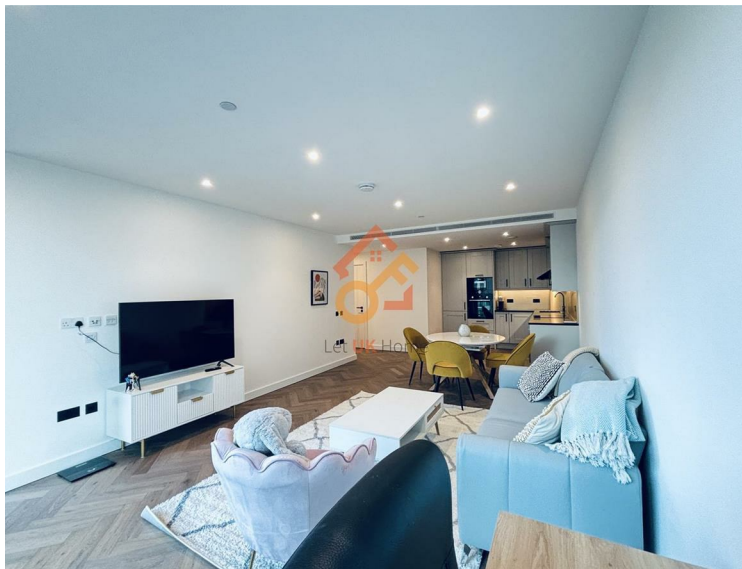
[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

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

01795 358 886



## 3 Merino Gardens, London, E1W



Let UK Home are excited to offer this 2-bedroom apartment with convenient transportation and excellent location. Property Reference: LUH 641

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, two double bedrooms with wardrobe (master en-suite), a large family sized bathroom and ample storage.

The property facilities are high-end and complete. The community will provide residents with concierge service, swimming pool, gym, simulated golf, reception rooms, cinemas and other customer-exclusive facilities.

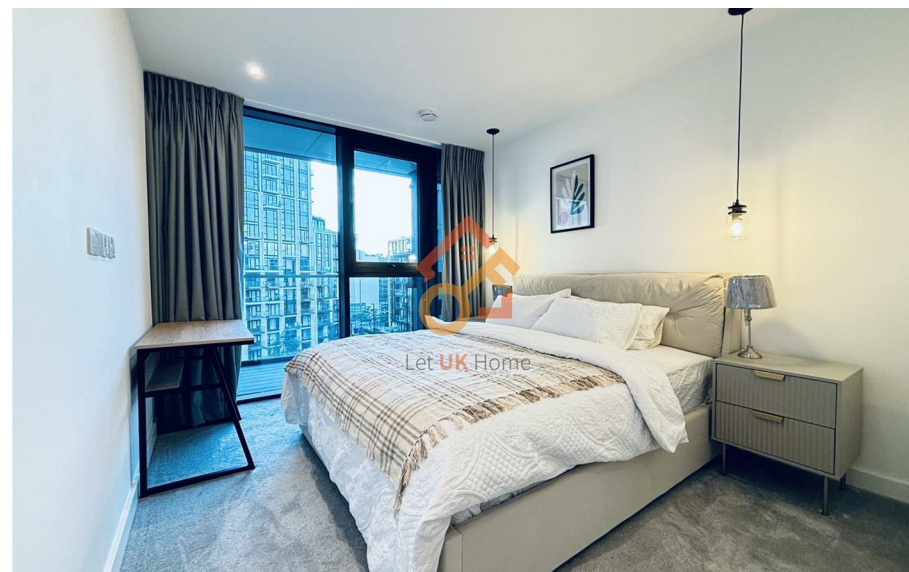
There are many famous schools around, and the educational resources are rich. Guildhall School of Music and Drama, Cass Business School, Queen Mary University of London, London South Bank University, City University of London, King's College London, etc. are all within walking distance.

There are four subway transportation hubs near the property, Tower Hill, Algate East, Wapping and Shadewell. You can take the District Line, Circle Line, Hammersmith and City Line, DLR and Overground to reach various areas of London.

The property is located near the riverside, surrounded by beautiful squares and boulevards, close to London's financial district and St. Katherine's Docks. It is within walking distance of the world-famous Tower Bridge. Fountain Square Gauging Square is the center of the entire community, with restaurants, cafes and bars on both sides. Sainsbury's supermarket brings a sense of ease and comfort to the daily life of residents.

- 7th Floor
- Swimming Pool
- Reception Rooms
- Simulated Golf

- Concierge Service
- The Gym
- Cinema Room
- EPC Rating: B



TOTAL AREA: 84 SQ M 909 SQ FT



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                                   | 84      | 84        |
| (69-80) C                                   |         |           |
| (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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