



Let **UK** Home

2 Bedrooms

Flat

Located in London

£4,300 Per Month



info@letukhome.co.uk

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

01795 358 886



2 Merino Gardens London

E1W 2DR



Let UK Home present this exquisite 2 bedroom property in 2 Merino Gardens in London Dock.

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. A virtual viewing is provided.

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

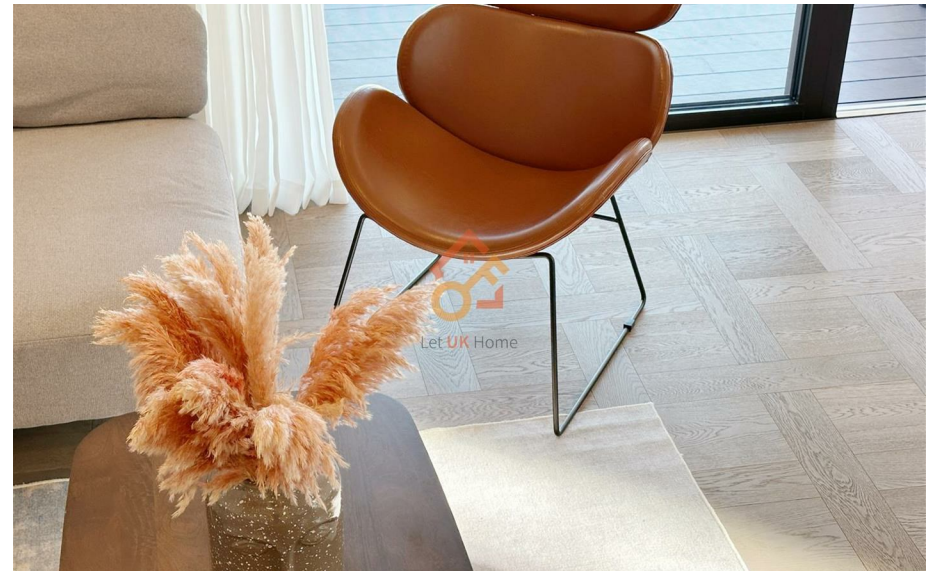
The apartment is located near the riverside, close to London's financial district and St Katharine Docks. It is within walking distance of Tower Bridge. Gauging Square is the center of the entire community, with restaurants, cafes and bars on both sides, and Sainsbury's supermarket brings convenience to residents' daily life.

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- 12th Floor
- EPC Rating: B
- The Gym
- Squash Court
- Sauna & Steam Room

- Concierge Service
- Swimming Pool
- Cinema & Game Room
- The Spa
- Virtual Viewing Available



TWO BEDROOM LONDON DOCK

TOTAL INTERNAL AREA
79.97 SQ M / 861 SQ FT

TOTAL EXTERNAL AREA
6.11 SQ M / 66 SQ FT

ROOM DIMENSIONS		
KITCHEN/DINING	3.00M X 4.89M	9'10" x 16'1"
LIVING	3.51M X 4.74M	11'6" x 15'7"
BEDROOM 1	3.05M X 4.79M	10'0" x 15'9"
BEDROOM 2	3.44M X 3.41M	11'3" x 11'2"
BALCONY	1.55M X 4.46M	5'1" x 14'7"



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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		81	81
(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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