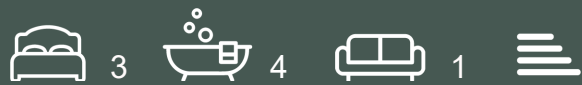




# Merino Gardens 10th Floor, London Dock

£9,500



A stunning three-bedroom, four-bathroom apartment on the top floor in Merino Gardens, part of the London Dock Development, E1W.



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- Massive Roof Terrace
  - Concierge
  - Residents' Spa
- Residents' Virtual Golf Room
- Excellent Transport Links

- Stunning Views of London
  - Residents' Gym
- Residents' Cinema Room
- Residents' Squash Court
  - 1668 sq ft.



## The Property

This property is elegant and spacious, boasting 1668 sq ft. and situated on the top floor of the Merino Garden development.

As you enter the living, dining and kitchen area, you will notice the amount of natural light that floods in through the floor-to-ceiling windows. The apartment is furnished to a high standard featuring a large corner sofa which is comfortable and spacious. The dining table is large, but doesn't take up too much space due to the size of the living area.

In the kitchen area, we have beautiful dark colour tones with golden coloured fixtures making the kitchen truly pop. The kitchen has all of the usual integrated appliances to maximise space and functionality. The kitchen features a beautiful island which makes cooking fun and sociable.

The master bedroom features is of a good size and features integrated wardrobes and an ensuite bathroom. You can also access the terrace from the master bedroom, featuring stunning views of the City of London.

The other two bedrooms each feature ensuite bathrooms with lots of storage space. The bedrooms themselves are of a good size and offer lots of natural lighting from the floor-to-ceiling windows.

This apartment is not short of storage with lots of cupboard space in the hallway. There is also a separate room for doing your laundry with a sink, cupboards and a washer/dryer.

Last but not least, we have the terrace. This huge terrace can be accessed via the living area or the master bedroom. The terrace itself is enormous and offers panoramic views of the historical area of Wapping, as well as the City of London.

## London Dock Development

London Dock is a hidden gem behind London Bridge and the City of London. This charming area, with its canals, docks, and narrow streets, is perfect for relaxed strolls. Known for its quality homes, London Dock is next to the peaceful Wapping and has become a lively spot with great shops, restaurants, and bars. It's a quiet escape from the busy city, yet still close to all the action.

Residents enjoy excellent amenities that focus on their well-being. With lots of open space, there are plenty of places to relax and unwind, along with access to a gym and spa. Great transport links make London Dock even more appealing—a secret worth discovering.

Local Council: Tower Hamlets  
 Council Tax Band: G

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

