



Merino Gardens, London Dock

£1,200,000



Step into this stunning two-bedroom apartment at 3 Merino Gardens, where modern elegance meets riverside charm in the heart of the iconic London Dock Development, E1W.



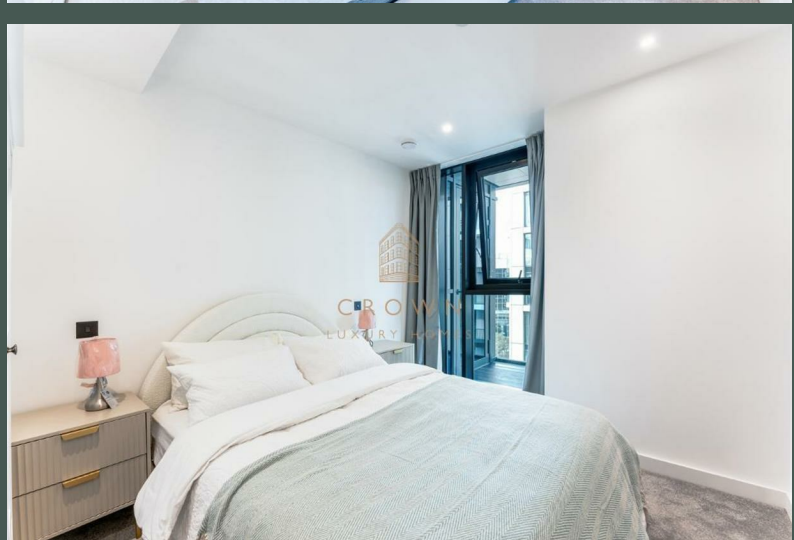
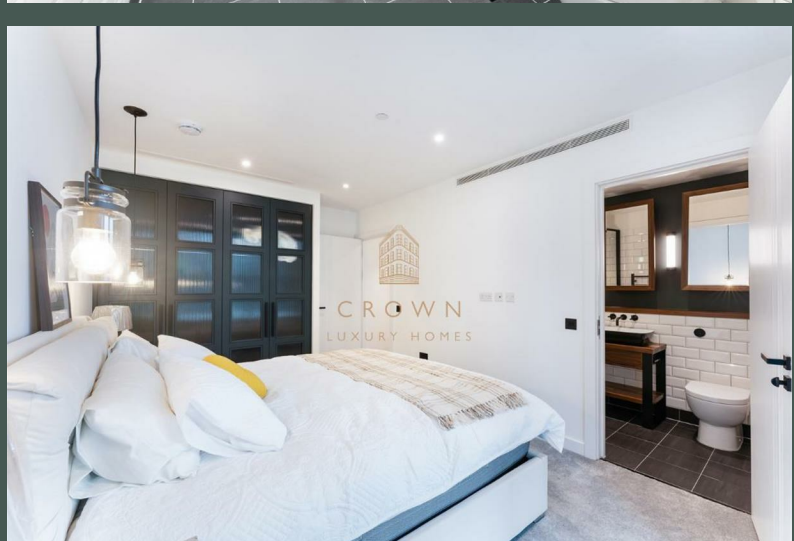
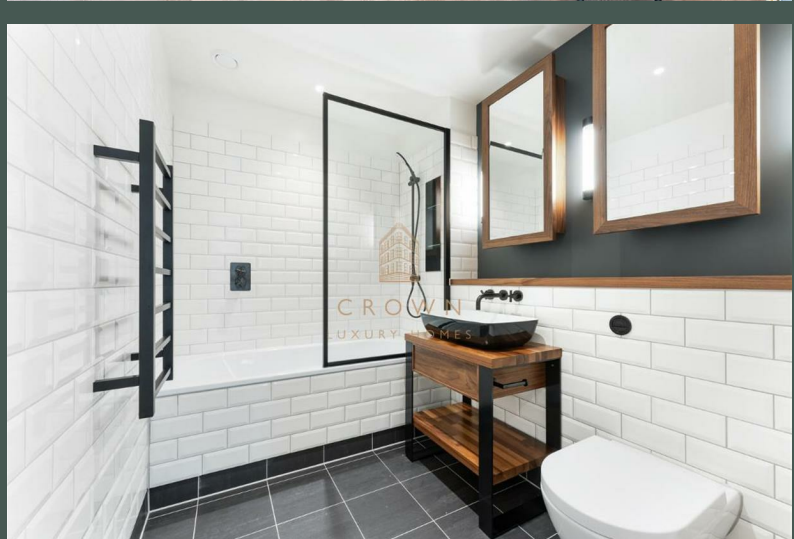
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- 24 Hour Concierge
- Residents' Swimming Pool
- Residents' Virtual Golf Room
- Open Plan Living Space
- Fully Fitted Kitchen

- Residents' Spa
- Residents' Gym
- Residents' Cinema
- Communal Gardens
- Walking Distance to Tower Hill



The Property

This apartment invites you into a world of spacious comfort and modern design. Bathed in natural light through expansive floor-to-ceiling windows, it offers lovely views of London's skyline while creating a bright, airy atmosphere. The open-plan living, dining, and kitchen area blends generous space with a cozy ambiance, making it perfect for relaxing or entertaining. The sleek kitchen comes fully equipped with all essential integrated appliances and abundant storage, ensuring convenience for your culinary needs.

Both bedrooms are generously sized, exuding a sense of calm and comfort—ideal spaces to unwind after a busy day. The elegantly designed bathrooms feature stylish interiors, complete with ample storage behind mirrored cabinets, combining functionality with luxury.

London Dock Development

Merino Gardens within London Dock stands as a distinguished development in proximity to iconic landmarks such as Tower Bridge, the Tower of London, and the City. Residents enjoy access to an array of luxury amenities including a spa, gym, private cinema, and squash court, fostering an environment that promotes activity and engagement.

With security overseen by a 24-hour concierge service and efficient transport links facilitating easy access to the city and beyond, Merino Gardens offers a premier, community-centric living experience in one of London's most coveted locales.

Local Council: Tower Hamlets
Council Tax Band: F
Leasehold

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

