



2 Merino Gardens – 10th Floor, London Dock £8,200



Furnished | Available in September | Massive Terrace | Views of the Shard | 24/7 Concierge | Gym | Squash Court | Virtual Golf Room | Cinema Room | WeChat: CLH-Consultant.



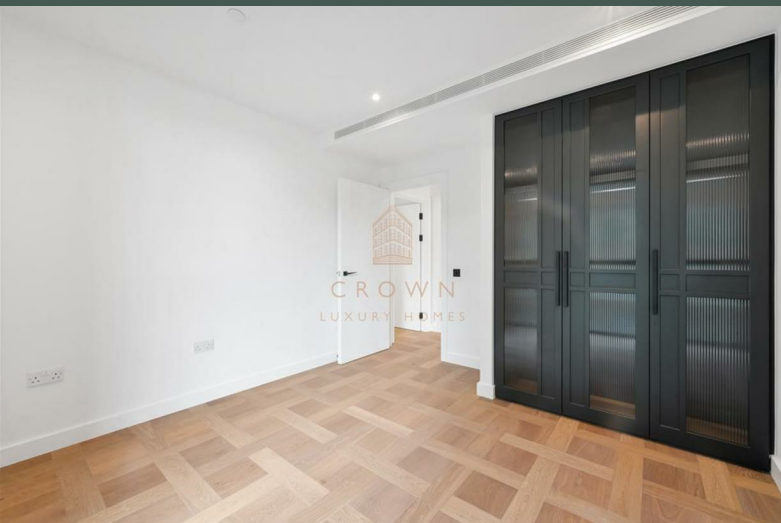
CROWN
LUXURY HOMES

lettings@crownluxuryhomes.com
+44 2035 143482



- Private Roof Terrace
- South-West Aspect
 - 24/7 Concierge
- Residents' Squash Court
- Residents' Virtual Golf Room

- River Thames and Shard Views
 - Parking
- Residents' Gym
- Residents' Spa
- Residents' Cinema Room



The Property

Welcome to this exceptional three-bedroom apartment in Merino Gardens, part of the prestigious London Dock development — ideally located just moments from Tower Bridge, the River Thames, and the heart of St Katherine's Docks. This beautifully crafted home offers contemporary living across approximately 1,250 square feet as well as impressive terrace with far reaching views.

The apartment features stunning parquet-style wooden flooring throughout, and is finished to a high specification. At its centre is a spacious reception room that flows effortlessly into a sleek, fully integrated kitchen, complete with Miele appliances and a stylish breakfast bar — an ideal setting for both entertaining and everyday living. Floor-to-ceiling windows and a south-west orientation flood the space with natural light throughout the day. The expansive private terrace, where you'll enjoy uninterrupted views of Canary Wharf, the River Thames, The Shard, and Tower Bridge — a breathtaking backdrop to city living.

The main bedroom is a true retreat, complete with a dressing area featuring integrated wardrobes, as well as a luxurious en-suite bathroom. Two further bedrooms are generously sized, accompanied by a modern family bathroom and an additional guest WC. A large storage cupboard and separate utility cupboard add valuable functionality.

The property also includes a secure underground parking space.

The Development

Residents of London Dock enjoy access to an exceptional suite of five-star amenities designed to support a premium lifestyle. These include a stunning swimming pool with jacuzzi and sauna, a state-of-the-art gym featuring a squash court and studio space for classes, a luxurious cinema room, and even a virtual golf suite — all overseen by a 24-hour concierge. The beautifully landscaped gardens and fountain offer calm corners for outdoor relaxation, right in the heart of the city.

Transport links are outstanding, with Tower Hill (Circle & District Lines), Tower Gateway (DLR), and Wapping (Overground) stations all within walking distance, providing swift connections across London, including direct routes to the City, Canary Wharf, and London Bridge.

Whether you're seeking calm, convenience, or cutting-edge facilities, London Dock offers a unique opportunity to enjoy the very best of London living.

Additional Information

Heating/Hot Water Provider: Switch2

Council: Tower Hamlets, Band G

Holding Deposit: Equivalent to 1 Weeks' Rent

Security Deposit: Equivalent to 5 Weeks' Rent

Furniture has been purchased for this flat.

Local Council: Tower Hamlets
Council Tax Band: G

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	84	84	(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	

