



2 Bedrooms

Flat

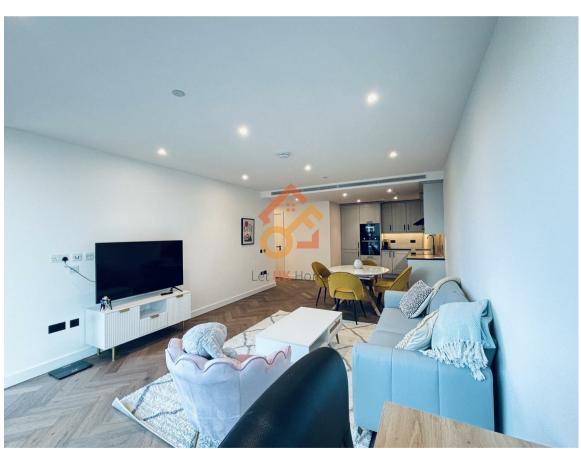
Located in London

£1,200,000





3 Merino Gardens London E1W 2DP



Let UK Home are excited to offer this 2-bedroom apartment with convenien transportation and excellent location.

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 applicable) a large family sized bathroom and apple storage

The property facilities are high-end and complete. The community will provide residents with concierge service, swimming pool, gym, simulated golf, receptior 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 Kind'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 o London.

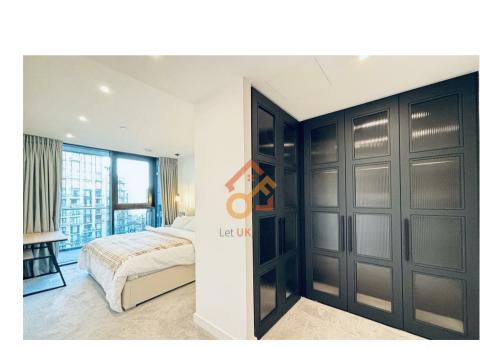
The property is located near the riverside, surrounded by beautiful squares and boulevards, close to London's financial district and St. Katherine's Docks. It is within walking distance of the world-famous Tower Bridge. Fountain Square Gauging Square is the center of the entire community, with restaurants, cafes and

3 Merino Gardens London

£1,200,000 Leasehold

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

- Concierge Service
- The Gym
- Cinema Room







TOTAL AREA: 84 SQ M 909 SQ FT







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.

				Current	Potentia
Very energy efficie	nt - lower run	ning costs			
(92 plus) A					
(81-91)	3			84	84
(69-80)	C				
(55-68)	D				
(39-54)		E			
(21-38)		F	3		
(1-20)			G		
Not energy efficier	nt - higher runi	ning costs			



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