



# Merino Gardens

London, E1W

Offers in excess of  
£1,100,000

Located on the seventh floor is this fabulously designed apartment offers open plan kitchen/living/dining with direct access to the private balcony, two bathrooms, large utility room (great for storage!) and two double bedroom with built-in storage.





# Merino Gardens

London, E1W

- 2 Bedrooms
- 2 Bathrooms
- Private Balcony
- 915 Square Feet (approx.)
- 24-hour Concierge
- Cinema Room
- Swimming Pool & Spa
- Squash Court
- Golf Simulator



Located on the seventh floor is this elegant and modern two-bedroom apartment features an open-plan layout, herringbone floors, and a private balcony. It is ideally located within walking distance of excellent retail and dining facilities. The accommodation includes an open-plan kitchen/living/dining area, a main bedroom with built-in wardrobes and an ensuite bathroom, and a second double bedroom with an ensuite shower room.

Located in the heart of Wapping, part of the landmark London Dock development, this apartment is just moments from iconic London landmarks such as Tower Bridge and the Tower of London.

This vibrant new destination offers luxury amenities, including a swimming pool, state-of-the-art gym, virtual golf, squash court, sauna, steam room, and treatment room. The residents' lounge provides 24-hour concierge service.

London Dock's landscaping includes a stunning choreographed central water feature in the spacious Gauging Square. Emery Wharf also features two private residents' roof gardens with breath-taking views of the London skyline.

**Tenure:** Leasehold 964 years 1 months

**Service Charge:** £5666 pa

**Ground Rent:** £500 pa

**Local Authority:** Tower Hamlets

**Council Tax Band:** F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Chestertons Tower Bridge Sales

220 Tower Bridge Road

Tower Bridge

London

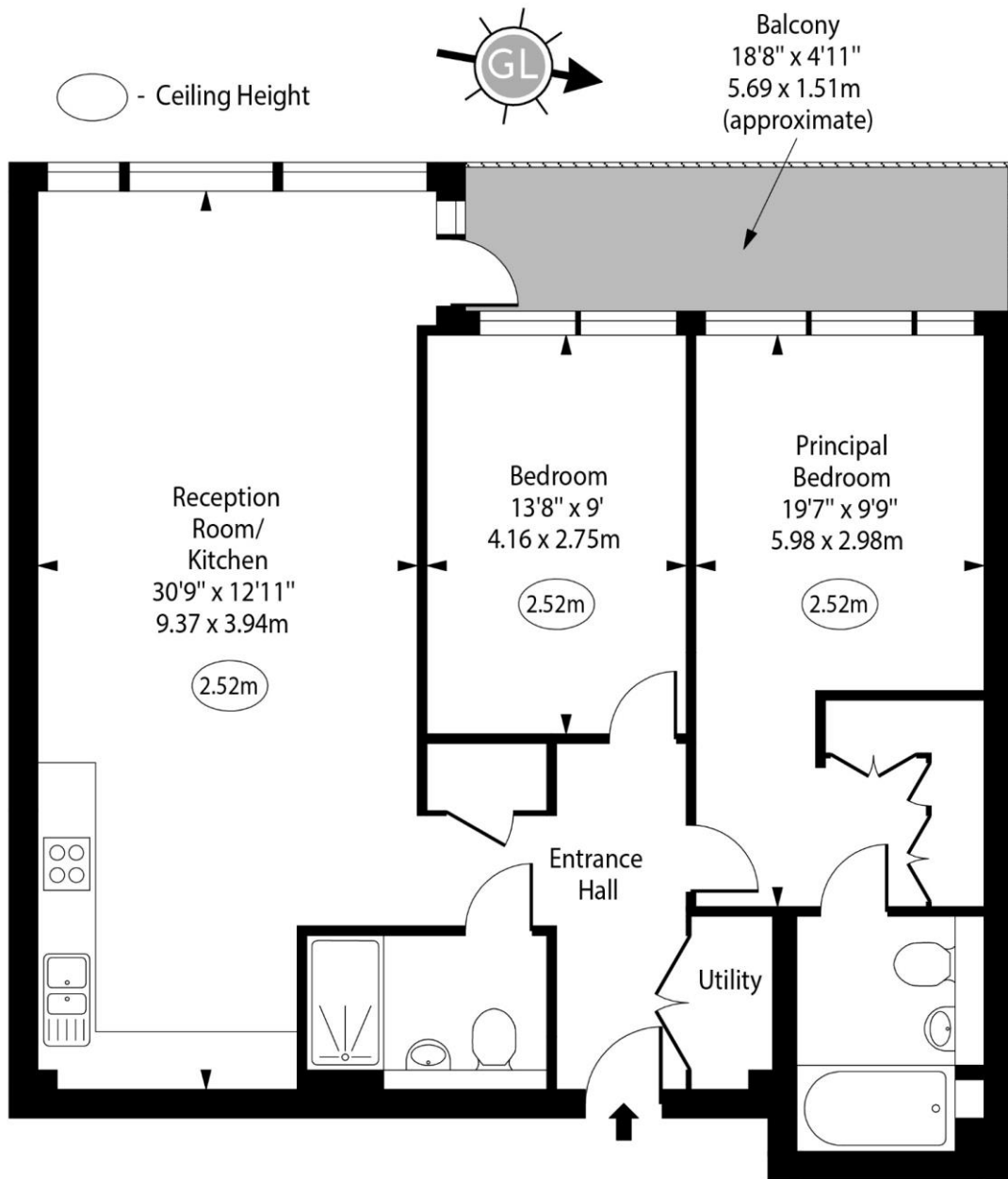
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# Merino Gardens, E1W



Seventh Floor

Approx Gross Internal Area      915 Sq Ft - 85.00 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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