



3 Merino Gardens, , London, E1W 2DP

- *AVAILABLE NOW*
- 8TH FLOOR
- Two Bathrooms
- Furnished
- Access to Residents Lounge, Pool, Jacuzzi, Steam Room, Sauna, Treatment room

- *360 Virtual Tour Available*
- Two Bedrooms
- Balcony
- 24 hour Concierge

£3,600 Per Month



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DESCRIPTION

Welcome to 3 Merino Gardens, a charming apartment located in the heart of London, E1W. This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With two cosy bedrooms, you'll have plenty of space to unwind and recharge.

One of the highlights of this apartment is the two modern bathrooms, offering convenience and comfort for you and your guests. Whether you're getting ready for the day ahead or unwinding with a soothing bath in the evening, these bathrooms provide a touch of luxury to your daily routine.

Situated in a vibrant neighbourhood, this apartment offers the best of city living with easy access to local amenities, trendy cafes, and bustling shops. The location also provides excellent transport links, making it a breeze to explore all that London has to offer.

Don't miss out on the opportunity to make this apartment your new home. With its inviting reception room, two bedrooms, and two bathrooms, this property is the perfect blend of comfort and style. Contact us today to arrange a viewing and start envisioning your life in this wonderful London apartment at 3 Merino Gardens.





Two Bedrooms

FLOORS: 08 & 09
APARTMENTS: 657 & 790

TOTAL AREA: 75 SQ M 811 SQ FT

KITCHEN	3.05m x 2.96m	10'0" x 9'9"
LIVING / DINING ROOM	4.69m x 3.66m	15'5" x 12'0"
MASTER BEDROOM	3.79m x 3.23m	12'5" x 10'7"
BEDROOM 2	3.67m x 2.81m	12'0" x 9'3"
BALCONY	15 SQ M	163 SQ FT



VIEWS EAST OVER
MARKET GARDEN

Two Bedroom

Viewings

Please contact towerbridge@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.