



Merino Gardens, , London, E1W 2DP

- New Build Studio
- 4th Floor
- 24-Hour Concierge
- Ground Rent: £0 per year
- 999 years from 1989
- Private Balcony
- Extensive fitness and leisure facilities
- Tenure: Leasehold (999 years)
- Service Charge: £3,016 per year
- Council Tax Band: D

Asking Price £700,000



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DESCRIPTION

Welcome to this charming apartment located in the prestigious Merino Gardens, London. This modern property boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With one bathroom, this apartment offers convenience and comfort for its residents.

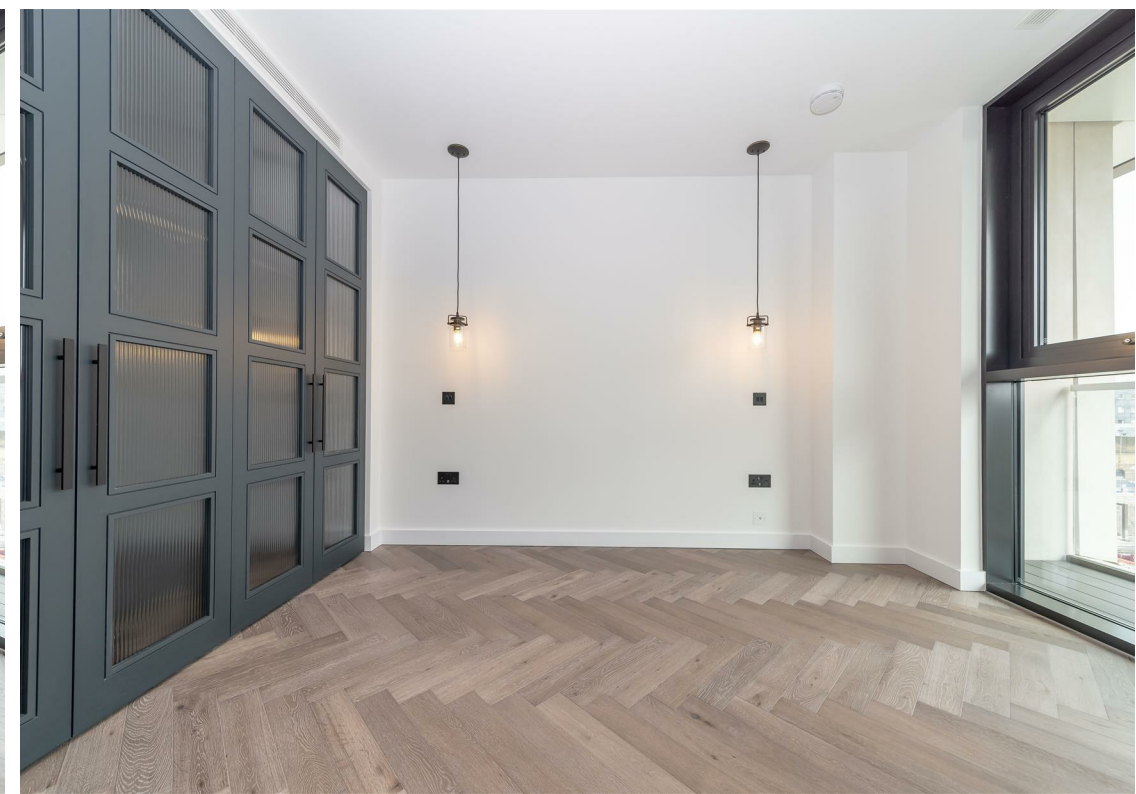
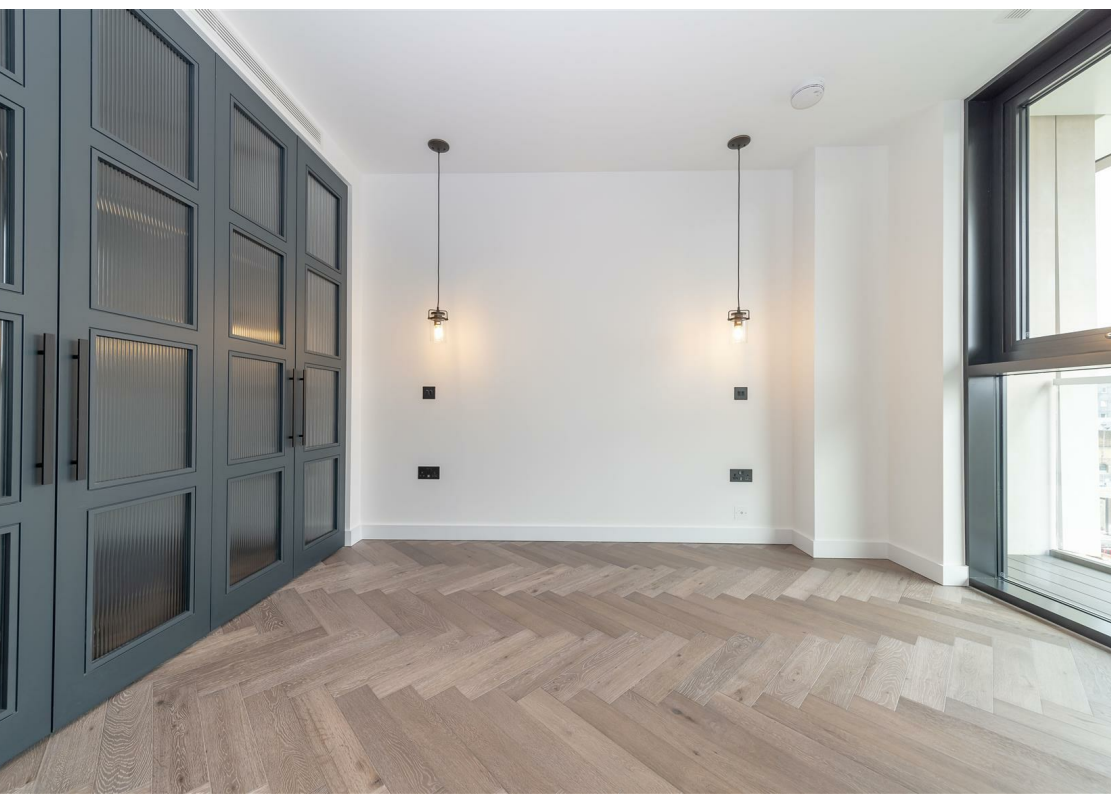
Built in 2022, this apartment is practically brand new, ensuring a contemporary living experience with all the latest amenities. The property spans 441 sq ft, providing ample space for your daily activities and personal touches.

Situated in a prime location, this apartment offers the convenience of city living with easy access to all that London has to offer. Whether you're looking to explore the vibrant city life or enjoy a peaceful retreat, this property caters to all your needs.

In addition, the tenure of this apartment is leasehold for 999 years, providing long-term security and peace of mind for the future. With a ground rent of £0 per year and a service charge of £3,016 per year, this property offers excellent value for its prime location and modern amenities.

Don't miss out on the opportunity to own or rent this stunning apartment in Merino Gardens. Contact us today to arrange a viewing and experience the beauty and convenience this property has to offer.







VIEWS EAST OVER
MARKET GARDEN

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	83	
(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.