



Merino Gardens, , London, E1W 2DF

- Luxury 2 Bedroom
- Private Balcony
- Private residents' landscaped gardens
- Residents Lounge, Pool, Jacuzzi
- Close to Tower Hill Station
- 3rd Floor
- 968 SQFT
- Swimming Pool
- Steam Room, Sauna
- Next to Tower Bridge

Asking Price £1,500,000



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DESCRIPTION

Welcome to this stunning apartment located in the desirable Merino Gardens, London. This modern property boasts a spacious 969 sq ft of living space, perfect for those looking for a comfortable and stylish home in the heart of the city.

As you step into the apartment, you are greeted by a bright and airy reception room, ideal for entertaining guests or simply relaxing after a long day. The contemporary design and layout create a welcoming atmosphere that is sure to make you feel right at home.

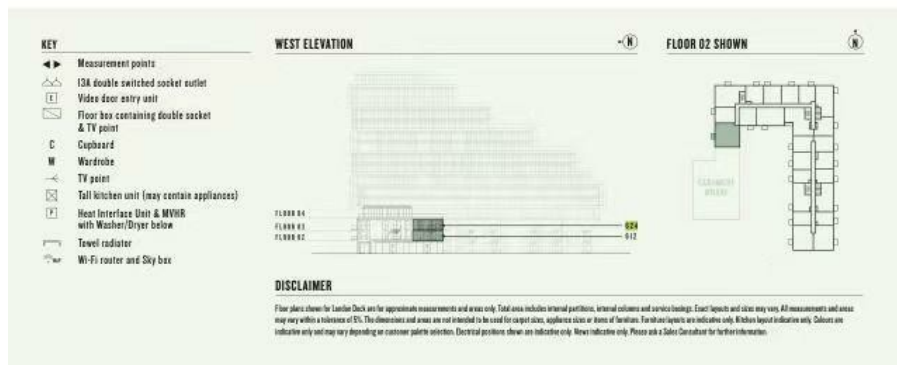
With two well-appointed bedrooms, there is plenty of space for a growing family, guests, or even a home office. The two bathrooms add convenience and luxury to this already impressive property, ensuring that you have everything you need for modern city living.

Built in 2022, this apartment offers all the benefits of a new construction, including modern amenities, energy efficiency, and a sleek design. Whether you are a first-time buyer, a young professional, or someone looking to downsize, this property has something to offer everyone.

Don't miss out on the opportunity to make this apartment your own and enjoy all that Merino Gardens and London have to offer. Book a viewing today and take the first step towards owning a piece of this vibrant and dynamic city.







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		85	
(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.