



Merino Gardens, , London, E1W 2DF

- Two Bedroom Apartment
- Internal Area : 990 sqft
- Excellent transport links: District/DLR/Over ground
- On site swimming pool & Spa
- CTB-F
- Three Bathroom
- Walking Distance to Tower Hill/Aldgate East/Shadwell Sation
- 24 Hours Concierge / Residents Lounge
- Communal gym
- EPC-B

£4,550 Per Month



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DESCRIPTION

Welcome to this stunning new build apartment located in the desirable Merino Gardens, London. Spanning an impressive 990 square feet, this contemporary residence offers a perfect blend of modern living and comfort.

The apartment features a spacious reception room, ideal for entertaining guests or enjoying quiet evenings at home. With two well-appointed bedrooms, there is ample space for relaxation and privacy. Each of the three bathrooms is designed with modern fixtures, ensuring convenience and luxury for both residents and visitors alike.

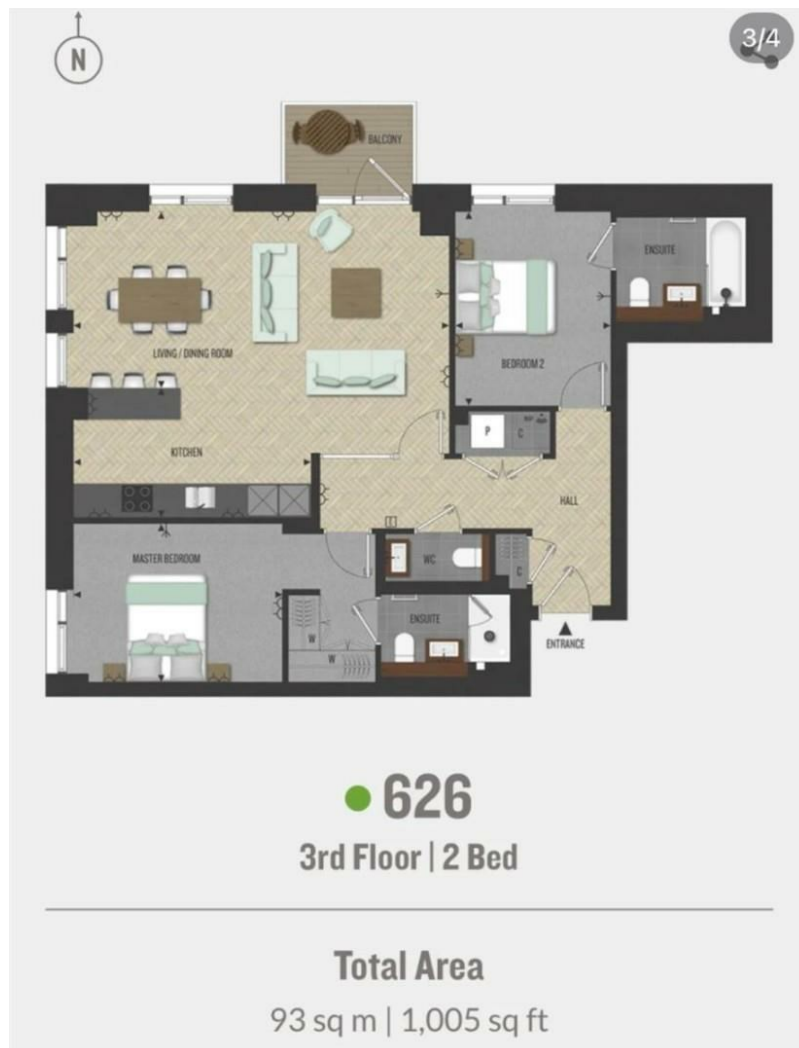
Built in 2022, this property boasts the latest in design and energy efficiency, making it an excellent choice for those seeking a stylish and sustainable home. The thoughtful layout maximises space and light, creating an inviting atmosphere throughout.

Merino Gardens is situated in a vibrant area of London, providing easy access to local amenities, transport links, and green spaces. This apartment is perfect for professionals, couples, or small families looking for a modern living experience in the heart of the city.

Do not miss the opportunity to make this exceptional apartment your new home.







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.