

## MERINO GARDENS, LONDON, E1W

£3,100

Goldman Greg are delighted to offer this spectacular one bedroom apartment in the heart of Merino Gardens and part of the London Dock.

The apartment comprises a bright and spacious open plan reception area, with a fully integrated kitchen, double bedroom, with fitted wardrobes, stylish bathroom, ample storage and large private balcony.

Residents will benefit from a 24-hour concierge and onsite fitness facilities, including a vitality pool, steam room and sauna, gym, fitness studios, interactive golf and cinema.



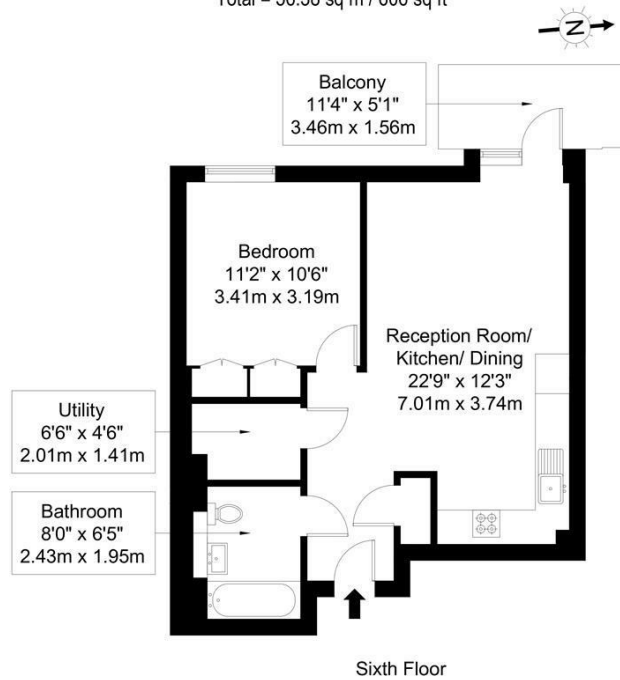
Goldman Greg

# Merino Gardens, E1W 2DR

Approx Gross Internal Area = 50.98 sq m / 548 sq ft

Balcony = 5.40 sq m / 58 sq ft

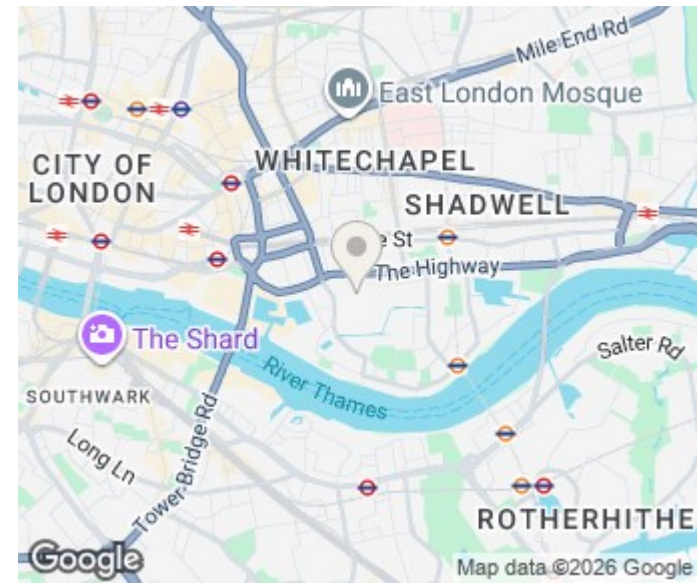
Total = 56.38 sq m / 606 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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