



Directions

Viewings

Viewings by arrangement only. Call 02033696888 to make an appointment.

EPC Rating

B

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	



ML90 Flat G02, 3 Merino Gardens, London, E1W 2DP

£958

3 Merino Gardens, London E1W 2DP

*** Please quote reference JC25081513 when contacting the office ***

Welcome to this modern flat located in the desirable Merino Gardens, London. This contemporary property, built in 2022, offers a perfect blend of style and comfort, making it an ideal choice for those seeking a vibrant urban lifestyle.

The flat features a spacious reception room, providing a welcoming space for relaxation and entertaining guests. With two well-appointed bedrooms, this home is perfect for small families, couples, or professionals looking for a comfortable living environment. The two bathrooms add convenience and privacy, ensuring that morning routines run smoothly.

Merino Gardens is situated in a thriving area of London, offering easy access to local amenities, parks, and excellent transport links. Whether you are commuting to work or exploring the city's attractions, you will find that this location caters to all your needs.

This property is a fantastic opportunity for anyone looking to invest in a modern flat in a sought-after area. With its contemporary design and prime location, it is sure to appeal to a wide range of buyers or renters. Don't miss the chance to make this lovely flat your new home.



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B

Council Tax Band: F