



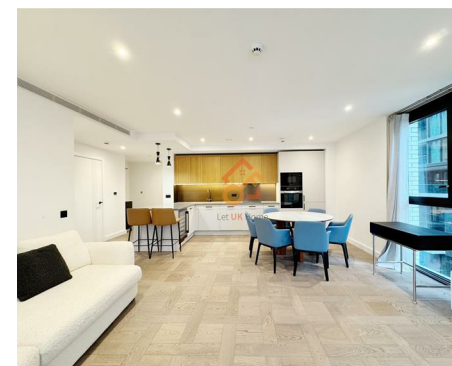
Let **UK** Home

2 Bedrooms

E1W 2DR

Located in London

£3,950 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



2 Merino Gardens, London, E1W



Let UK Home are excited to offer this spectacular two bedroom apartment in the heart of Merino Gardens part of the London Dock.

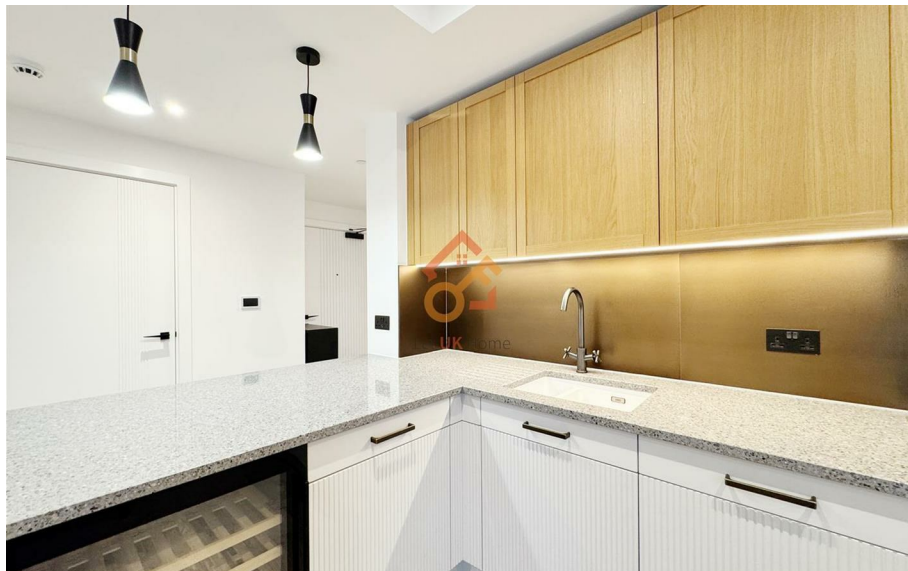
This property comprises a large bright open plan kitchen and living room with great views, two double bedrooms(master with fitted wardrobe & en-suite), a large family sized bathroom and ample storage. A virtual viewing is provided.

Residents will benefit from a concierge, private cinema and onsite fitness facilities including swimming pool, vitality pool, gym and virtual golf suite. Additionally, this property provides a parking space.

The development is located near the riverside, surrounded by beautiful squares and boulevards, close to City of London and St Katharine Docks. The world-famous Tower Bridge is within walking distance. Gauging Square is the center of the entire community, lined with restaurants, cafes and bars. The supermarket-Sainsbury's brings ease and convenience to residents' daily life.

- 3rd Floor
- 24h Security
- The Gym
- Cinema & Game Room
- Virtual Viewing Available

- Concierge Service
- Swimming Pool
- Virtual Golf Suite
- Parking Space
- EPC Rating: B



SAFFRON PLACE			
2 BEDROOMS			
THIRD FLOOR			
SOLD			
Kitchen / Dining Room	3.00m x 4.89m	9'10" x 16'1"	
Living Room	3.51m x 4.76m	11'6" x 15'7"	
Bedroom 1	3.05m x 4.79m	10'0" x 15'9"	
Bedroom 2	3.44m x 3.41m	11'3" x 11'2"	
Internal Area	79.97 sq m	861 sq ft	
Balcony	1.55m x 4.44m	5'1" x 14'7"	
External Area	6.11 sq m	66 sq ft	



Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Council Tax Band: F

Local Authority:

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(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	

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