



## 1 Merino gardens

, London E1W 2DF

- Tower Hill/Wapping/Tower Gateway DLR Station
  - Swimming Pool
  - Squash Court
- Private Screening Room
- EPC-B
- 24-Hour Concierge & Lounge
- Sauna & Steam Room
- Virtual Golf
- Gym
- CTB-F

**£1,295,000 Leasehold**

Local Authority Tower Hamlets  
Council Tax Band F  
EPC Rating B



**London Office Office**  
Spaces Victoria, 25 Wilton Road, Pimlico,  
London, SW1V 1LW

**Contact**  
020 3084 3094  
XL@londonvictoriagroups.co.uk  
www.londonvictoriagroups.co.uk

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

