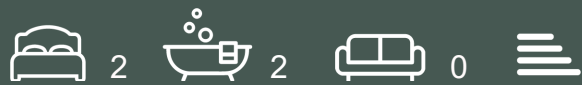




Merino Gardens, London Dock

£1,100,000



Open Plan Living, Dining, Kitchen Area, Private Balcony | Concierge | Gym | Swimming Pool | Cinema Room | Virtual Golf Room | Spa Facilities | Squash Court | Great Transport Links | WeChat: CLH-Consultant.



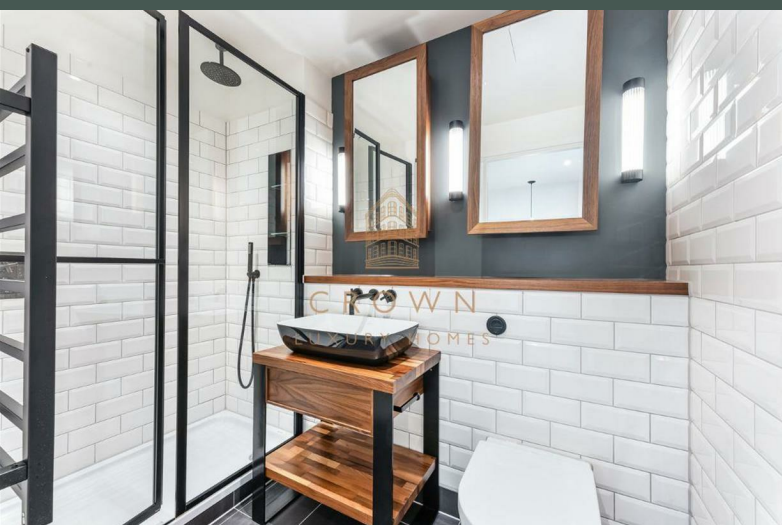
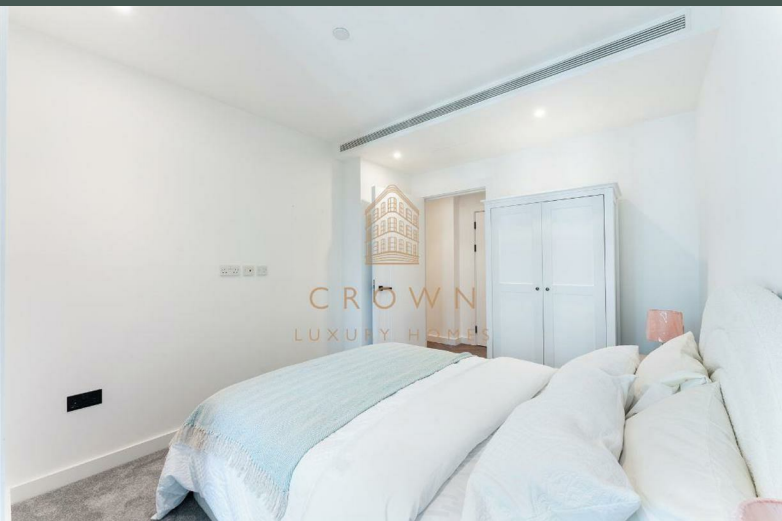
CROWN
LUXURY HOMES

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- 24 Hour Concierge
- Residents' Swimming Pool
- Residents' Virtual Golf Room
- Open Plan Living Space
- Fully Fitted Kitchen

- Residents' Spa
- Residents' Gym
- Residents' Cinema
- Communal Gardens
- Walking Distance to Tower Hill



The Property

A two-bedroom, two-bathroom apartment nestled within Merino Gardens, London Dock, resides in Zone 1 of London, adjacent to the Financial City to the east and London Bridge to the west, just a mere 300 meters away from the Thames River.

Crafted to optimise both space and light, the expansive living and dining area emanates a warm, cosmopolitan ambiance, perfect for entertaining friends and family. Adorned with elegant timber herringbone flooring, the living room extends seamlessly to a generously sized terrace overlooking the communal garden, providing an ideal spot for contemplation day or night.

The interior boasts a fully equipped L-shaped kitchen featuring contemporary Bosch appliances including an oven, induction hob with extractor hood, microwave, dishwasher, and fridge/freezer. Enhanced with a bronze splashback for added opulence, the kitchen also includes an integrated wine cooler and composite stone worktops, ensuring both ease of maintenance and durability.

Both bedrooms offer spacious layouts flooded with natural light, ample wardrobe space, high-quality fixtures, and plush carpeting for added comfort. Each bathroom features either a bathtub or walk-in shower, a bespoke vanity unit, a heated towel rail, underfloor heating, and traditional tiled finishes.

London Dock Development

Merino Gardens within London Dock stands as a distinguished development in proximity to iconic landmarks such as Tower Bridge, the Tower of London, and the City. Residents enjoy access to an array of luxury amenities including a spa, gym, private cinema, and squash court, fostering an environment that promotes activity and engagement.

With security overseen by a 24-hour concierge service and efficient transport links facilitating easy access to the city and beyond, Merino Gardens offers a premier, community-centric living experience in one of London's most coveted locales.

Additional Information

Heating/Cooling/Hot Water Provider: Switch 2

Council: Tower Hamlets, Band: F

Service Charge: £5975 per annum (subject to change)

Ground Rent: £550 per annum (subject to change)

Local Council: Tower Hamlets
Council Tax Band: F
Leasehold

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

