



Let **UK** Home

2 Bedrooms

Flat

Located in London

£4,200 Per Month



info@letukhome.co.uk

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

01795 358 886



2 Merino Gardens London

E1W 2DR



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 with fitted wardrobes (master en-suite), a large family sized bathroom and ample storage.

Residents of this exceptional development will have exclusive use of indoor swimming pool, sauna & steam room, squash room, virtual golf suite, private cinema, gymnasium, and residents lounge. Furthermore, residents will also benefit from a concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards. Additionally, residents can enjoy secure parking spaces.

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.

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- 4th Floor
- 24h Security
- The Gym
- Cinema & Game Room
- EPC Rating: B
- Concierge Service
- Swimming Pool
- Virtual Golf Suite
- Parking Available



TWO BEDROOM LONDON DOCK

TOTAL INTERNAL AREA
79.07 SQ M / 851 SQ FT

TOTAL EXTERNAL AREA
6.97 SQ M / 75 SQ FT

ROOM DIMENSIONS

KITCHEN / DINING	7.44M x 2.93M	24'5" x 9'7"
LIVING	4.71M x 2.87M	15'5" x 9'5"
BEDROOM 1	4.64M x 3.75M	15'4" x 12'4"
BEDROOM 2	3.55M x 3.25M	11'8" x 10'8"
BALCONY	1.50M x 4.65M	4'11" x 15'3"

WEST ELEVATION **FLOOR 02 SHOWN**

Measurement Points:
 - Balcony Ridge
 - Kitchen Unit with Fridge/Freezer
 - Kitchen Unit
 - Kitchen Appliances
 - C.U./W.D.R. with Washer/Dryer below
 - Cupboard
 - Provision for wardrobe
 - City Cupboard
 - Window
 - Sliding Doors
 - Floor

We are unable individually to fit the page. Photographs shown for London Dock are for approximate measurements and areas only. Total areas include internal partitions, internal columns and service ducts, and areas may vary. All measurements and areas may vary within a tolerance of 5%. The dimensions and areas are not intended to be used for carpet areas, appliance sizes or items of furniture. Furniture and fixtures are for illustrative purposes only. Colours are indicative only and may vary depending on customer goods selection. Electrical positions shown are indicative only. Please see Consultant for further information.



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 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		82	82
(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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