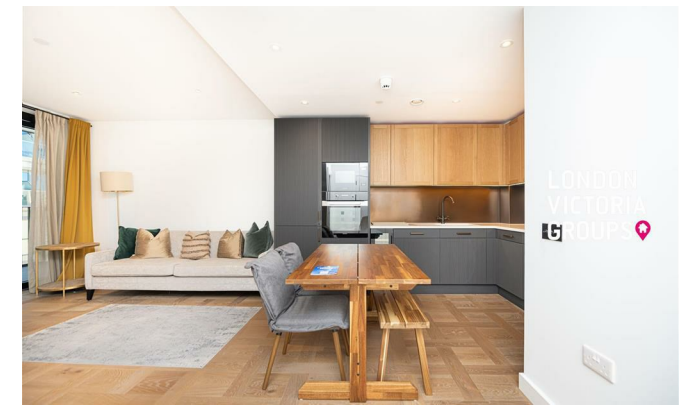


**LONDON  
VICTORIA  
GROUPS** 



## 2 Merino Gardens

, London E1W 2DR

- Close To Tower Gateway DLR / Wapping / Whitechapel Station
- Swimming Pool
- Squash Court
- Private Screening Room
- EPC-B
- 24-Hour Concierge & Lounge
- Sauna & Steam Room
- Virtual Golf
- Landscaped Gardens
- CTB-D

**£3,100 Per Month**

Local Authority Tower Hamlets  
 Council Tax Band D  
 EPC Rating B

**ONE BEDROOM** SAFFRON WHARF

FLOORS: 05, 06, 07, 08 & 09  
 APARTMENTS: 934, 940, 946, 952 & 958

TOTAL INTERNAL AREA  
 51.63 SQ M / 556 SQ FT

TOTAL EXTERNAL AREA  
 5.02 SQ M / 54 SQ FT

ROOM DIMENSIONS		
KITCHEN/DINING	3.48M x 2.43M	11'5" x 8'0"
LIVING	3.23M x 3.72M	10'7" x 12'2"
BEDROOM	3.49M x 3.19M	11'4" x 10'6"
BALCONY	1.50M x 3.35M	4'11" x 11'0"



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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.