



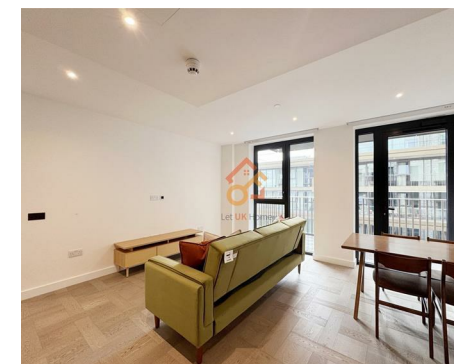
Let **UK** Home

1 Bedrooms

Flat

Located in London

£3,100 Per Month



info@letukhome.co.uk

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

01795 358 886



4 Merino Gardens London

E1W 2DS



Let UK Home present this spectacular one-bedroom property in Merino Gardens part of London Dock.

This luxurious apartment features a meticulously designed open-plan living, kitchen, and dining area and a balcony. The bedroom comes with built-in wardrobes, complemented by a spacious family bathroom.

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.

The apartment 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.

The apartment is surrounded by numerous prestigious schools and rich educational resources. The City Hall Academy of Music and Drama, Cass Business School, Queen Mary University of London, London South Bank University, City University London, and King's College London are all within walking distance.

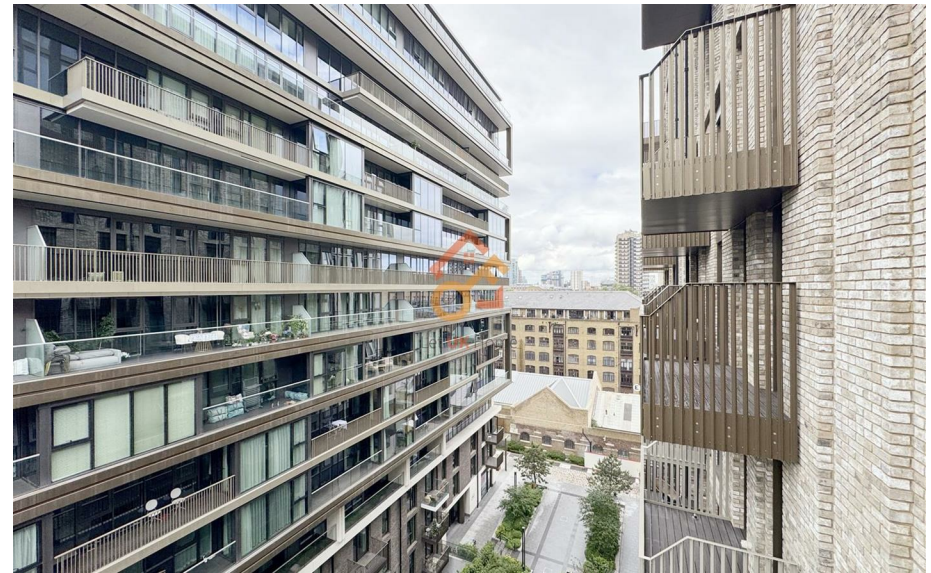
Nearby, there are four subway hubs: Tower Hill, Aldgate East, Wapping, and

4 Merino Gardens London

£3,100 Per Month

- 9th Floor
- 24h Security
- The Gym
- Cinema & Game Room

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



SAFFRON GARDENS

ONE BEDROOM

TOTAL INTERNAL AREA: 50.56 SQ M / 544 SQ FT

TOTAL EXTERNAL AREA: 6.17 SQ M / 66 SQ FT

ROOM DIMENSIONS

KITCHEN / DINING	4.75M x 2.92M	15'7" x 9'6"
LIVING	3.68M x 2.62M	12'1" x 8'7"
BEDROOM	3.58M x 3.32M	11'9" x 10'11"
BALCONY	1.61M x 4.11M	5'3" x 13'5"



Let **UK** Home

3F 2 Eastbourne Terrace
 Paddington
 London
 W2 6LG

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Council Tax Band: E

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		81	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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