

LONDON  
VICTORIA  
GROUPS 



## 1 Merino Gardens

, London E1W 2DG

- Moments from Tower Hill/Tower Gateway/Wapping Stations
- Sauna and Steam Room
  - Gym
- Residents' Lounge
  - EPC-B
- Swimming Pool
- Co-Working Areas
- Private Cinema
- 24-Hour Concierge
  - CTB-F

**£4,000 Per Month**



Local Authority **Tower Hamlets**  
 Council Tax Band **F**  
 EPC Rating **B**

## Two Bedrooms

FLOORS: 08, 09, 12 & 13  
 APARTMENTS: 654, 664\*, 686 & 692\*  
 TOTAL AREA: 83 SQ M 902 SQ FT

KITCHEN	3.68m x 2.15m	12'1" x 7'1"
LIVING / DINING ROOM	5.10m x 5.37m	16'9" x 17'7"
MASTER BEDROOM	3.28m x 3.37m	10'9" x 11'1"
BEDROOM 2	3.35m x 2.99m	11'0" x 9'10"
TERRACE 1	16 SQ M	181 SQ FT
TERRACE 2	5 SQ M	57 SQ FT



VIEWS NORTH  
OVER QUAYSIDE

VIEWS EAST OVER  
MARKET GARDEN

Two Bedroom



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### London Office Office

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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.