



3 Merino Gardens London Dock, London, E1W 2DP

£3,800 Per Month



The apartment boasts floor-to-ceiling windows that flood the space with natural light, creating an inviting and airy atmosphere perfect for relaxation and entertainment. Designed with an open-plan layout, the balcony can be accessed from the kitchen, as well as both the en-suite master bedroom and the second double bedroom. The west-facing balcony and expansive windows in the living room offer stunning sunset views.

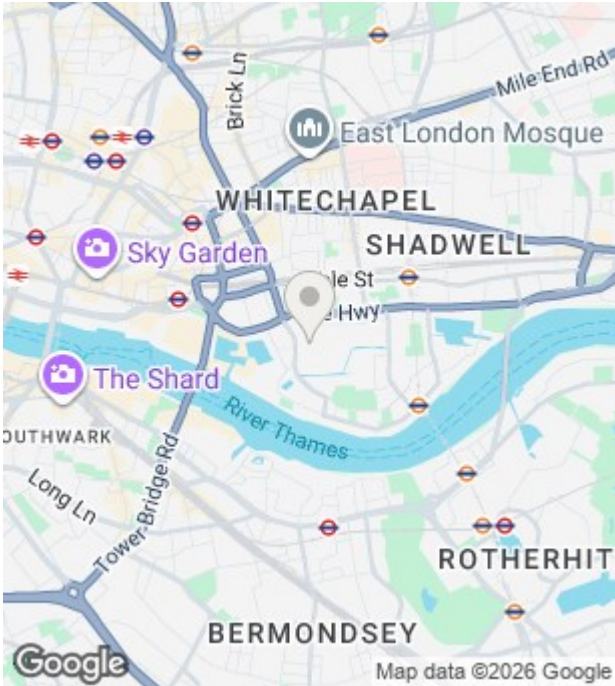
Lavish 2-bedroom 2-bathroom, furnished apartment featuring a private balcony in Merino Gardens, complete with 24-hour concierge service and a wide array of fitness and leisure amenities.


Residents enjoy a host of premium amenities, including a 24-hour concierge, a spa with a swimming pool, sauna, steam room, and treatment rooms, along with a state-of-the-art gymnasium and virtual golf and squash courts.


Conveniently located, London Dock is just a short stroll away from beautiful green spaces, vibrant bars, restaurants, and shops, as well as St Katharine Docks. Numerous transport options ensure easy travel throughout the city: Tower Gateway DLR Station (0.5 miles), Wapping Station (Overground) (0.6 miles), Shadwell Station (Overground and DLR) (0.6 miles), and Whitechapel Crossrail Station (0.9 miles).

- 24-Hour Concierge
- Resident Gymnasium
- Sauna & Steam Room
- Large Balcony
- Close to St Katherines Dock
- Swimming Pool
- Virtual Squash & Golf Courses
- Spa/Treatment Room
- Open Plan with Kitchen Island
- Great Transport Links





| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 84 | |
| (81-91) B | | |
| (69-80) C | | |
| (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  |

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

Unit 10 Paddington Works 8 Hermitage Street, London, W2 1BE
 Tel: +44(O)20 3019 6151 Email: lettings@grange.london