



Let **UK** Home

**2 Bedrooms**

**Flat**

**Located in London**

**£4,300 Per Month**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

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

01795 358 886



## 2 Merino Gardens London

E1W 2DR



Let UK Home present this exquisite 2 bedroom property in 2 Merino Gardens in London Dock.

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, two double bedrooms with wardrobe (master en-suite), a large family sized bathroom and ample storage. A virtual viewing is provided.

Residents of this exceptional development will have exclusive use of the spa, fitness centre, swimming pool, sauna, cinema, virtual golf suite, squash room, residents lounge, steam room and treatment room. 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, close to London's financial district and St Katharine Docks. It is within walking distance of Tower Bridge. Gauging Square is the center of the entire community, with restaurants, cafes and bars on both sides, and Sainsbury's supermarket brings convenience to residents' daily life.

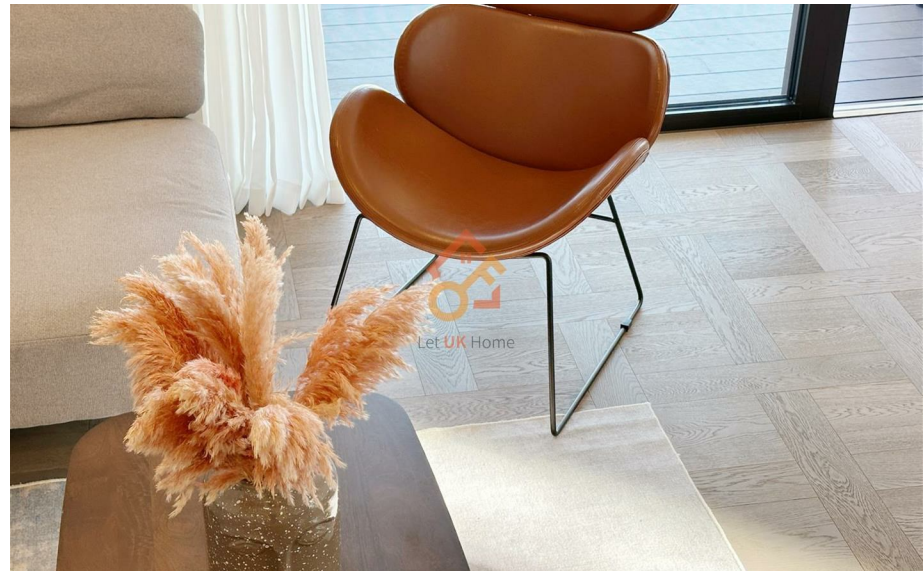
# 2 Merino Gardens London

## £4,300 Per Month



- 12th Floor
- Sauna & Steam Room
- The Gym
- Squash Court
- EPC Rating: B

- Concierge Service
- Swimming Pool
- Cinema & Game Room
- The Spa
- Virtual Viewing Available



**TWO BEDROOM** LONDON DOCK

**TOTAL INTERNAL AREA**  
79.97 SQ M / 861 SQ FT

**TOTAL EXTERNAL AREA**  
6.11 SQ M / 66 SQ FT

ROOM DIMENSIONS		
KITCHEN/DINING	3.00M X 4.89M	9'10" x 16'1"
LIVING	3.51M X 4.74M	11'6" x 15'7"
BEDROOM 1	3.05M X 4.79M	10'0" x 15'9"
BEDROOM 2	3.44M X 3.41M	11'3" x 11'2"
BALCONY	1.55M X 4.46M	5'1" x 14'7"



Let **UK** Home

3F 2 Eastbourne Terrace  
Paddington  
London  
W2 6LG

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info@letukhome.co.uk

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

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