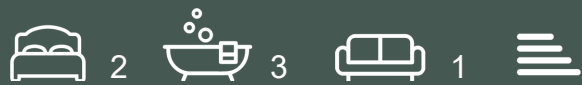




Merino Gardens, London Dock

£1,150,000

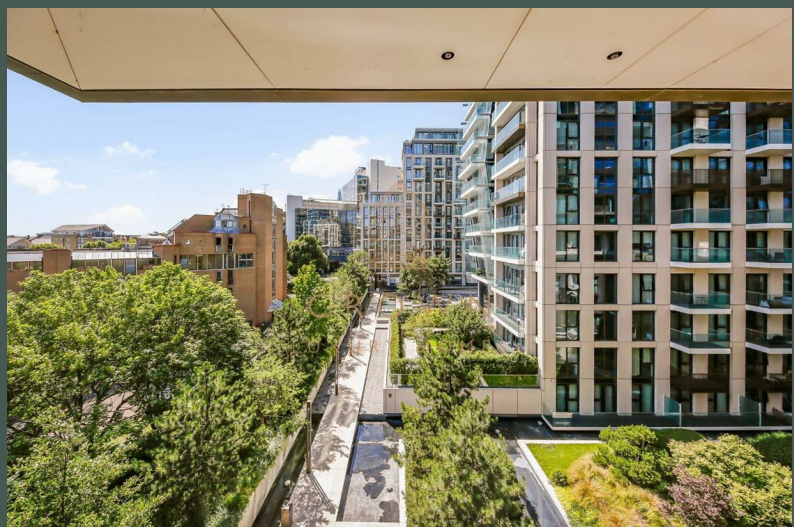


4th Floor Corner Apartment | Two Bedrooms | Two En-Suite Bathrooms | Guest WC | Floor-to-Ceiling Windows
| Private Balcony | 24-Hour Concierge | Residents' Gym | Swimming Pool | Spa Facilities | Cinema Room |
Virtual Golf Suite | Squash Court |



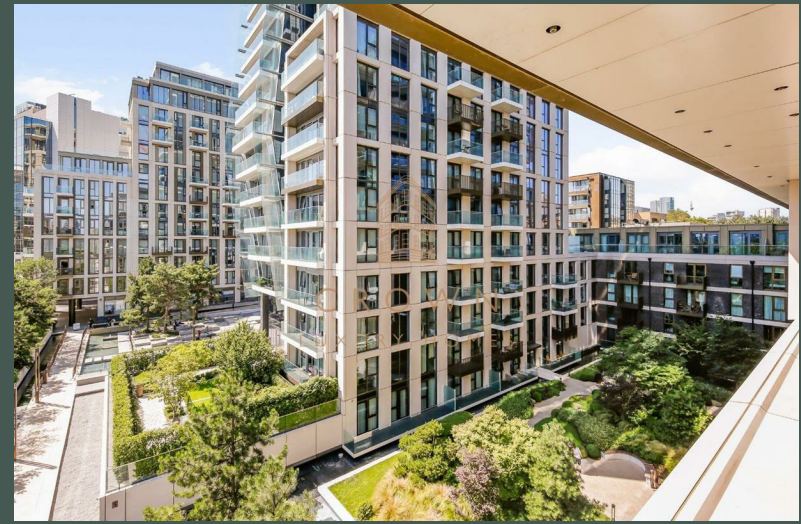
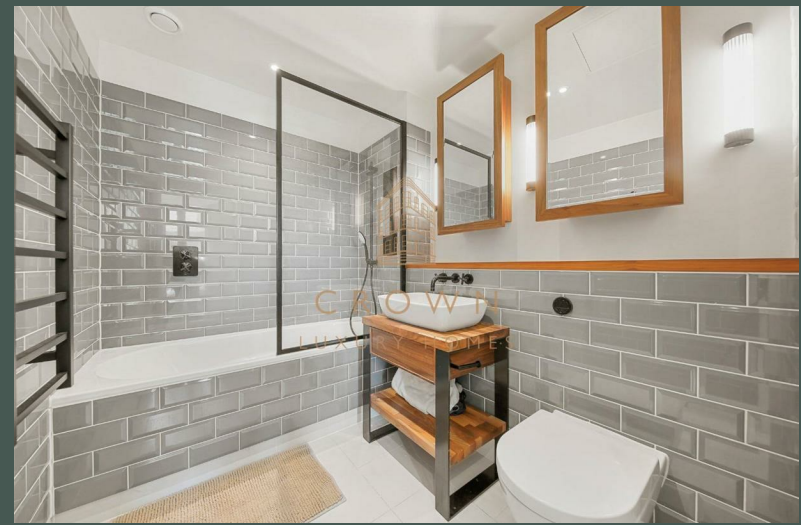
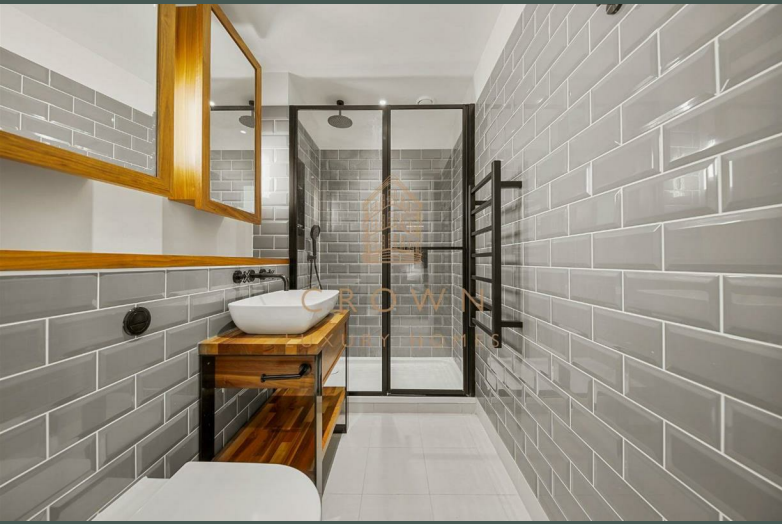
CROWN
LUXURY HOMES

lettings@crownluxuryhomes.com
+44 2035 143482



- 4th Floor
- 2 En-Suite Bathrooms + WC
 - Corner Unit
- Residents' Gym
- 24/7 Concierge

- Great Views
- Large Utility Room
- Residents' Swimming Pool
 - Communal Gardens
- Residents' Cinema and Golf Stimulator



The Property

Positioned on the corner of the building, this exceptional home enjoys an abundance of natural light and unobstructed views overlooking the beautifully landscaped gardens and tranquil water features within the development.

The generously proportioned open-plan living, dining and kitchen area has been thoughtfully designed to maximise both space and comfort. Floor-to-ceiling windows span the living space, flooding the apartment with natural light while creating a seamless connection to the landscaped surroundings. A private balcony extends the living space, offering the perfect spot to enjoy the peaceful garden setting throughout the day.

The contemporary kitchen is finished to an exceptional standard and features sleek cabinetry, composite stone worktops, a bronze splashback, and a full range of integrated Bosch appliances, including an oven, induction hob with extractor hood, microwave, dishwasher, fridge/freezer, and wine cooler.

Both double bedrooms are generously sized and benefit from fitted wardrobes and luxurious en-suite bathrooms, providing privacy and convenience. The principal bedroom features a beautifully appointed en-suite bathroom and fitted wardrobes, while the second bedroom also enjoys its own stylish en-suite. In addition, there is a separate guest WC conveniently located off the entrance hall as well as spacious utility cupboard.

Finished to an outstanding specification throughout, the apartment also benefits from elegant timber herringbone flooring to the living areas, plush carpeting in the bedrooms, comfort cooling, underfloor heating to the bathrooms, heated towel rails, bespoke vanity units, and high-quality porcelain tiling.

The Development

Merino Gardens within London Dock stands as a distinguished development in proximity to iconic landmarks such as Tower Bridge, the Tower of London, and the City. Residents enjoy access to an array of luxury amenities including a spa, gym, private cinema, and squash court, fostering an environment that promotes activity and engagement.

With security overseen by a 24-hour concierge service and efficient transport links facilitating easy access to the city and beyond, Merino Gardens offers a premier, community-centric living experience in one of London's most coveted locales.

Additional Information

Heating/Cooling/Hot Water Provider: Switch 2

Council: Tower Hamlets, Band: F

Service Charge: £5975 per annum (subject to change)

Ground Rent: £550 per annum (subject to change)

Local Council: Tower Hamlets
 Council Tax Band: F
 Leasehold

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(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		

Energy Efficiency Rating		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		

