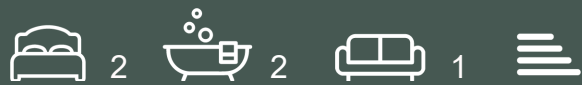




# Cashmere Wharf, London Dock

## £4,250



Available September | Furnished | Balcony | Concierge | Gym | Cinema | Virtual Golf Room | Swimming Pool & Spa Facilities | Great Transport Links | WeChat: CLH-Arbaz.



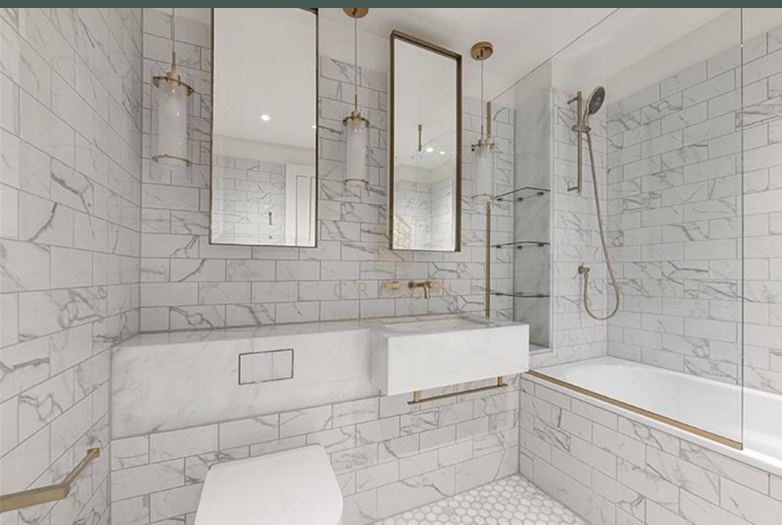
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- Large Balcony
- September Move-in Date
- Residents' Cinema Room
- Residents' Swimming Pool
- Tower Hill/Tower Gateway stations

- Furnished
- Residents' Gym
- Residents' Virtual Golf Room
- Private Balcony
- Close to Supermarkets



## The Property

This beautifully presented two-bedroom apartment offers the perfect canvas for a new tenant to make it their own. With a neutral palette, thoughtful layout, and high-quality finishes throughout, it strikes the ideal balance between contemporary elegance and everyday comfort.

The open-plan kitchen and living area is designed with both style and functionality in mind—perfect for hosting, relaxing, or enjoying quiet mornings with a coffee. From the discreet cupboard pantry to the generous balcony overlooking a peaceful residential square, every detail has been considered to enhance both form and function.

The principal bedroom feels like a private retreat, complete with a sleek en-suite bathroom and a walk-in wardrobe that adds a luxurious touch to daily life.

Across the hall, the second bedroom offers flexibility to suit your lifestyle—whether as a guest room, creative workspace, or home office. Floor-to-ceiling windows flood the space with natural light and provide an inspiring view that brings the outdoors in.

Set within Cashmere Wharf at London Dock, you'll enjoy all the benefits of a central postcode while being part of a welcoming, well-connected community. With the River Thames and the City of London just moments away, this is city living with a residential rhythm—where convenience meets comfort in one of London's most desirable neighbourhoods.

Parking can be arranged under separate negotiations.

## London Dock Development

Cashmere Wharf 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/Hot Water Provider: Switch2 (Additional charges may apply; please refer to the supplier's website for further details)

Council: Tower Hamlets, Band G

Holding Deposit: Equivalent to 1 Weeks' Rent

Security Deposit: Equivalent to 5 Weeks' Rent

Local Council: Tower Hamlets  
 Council Tax Band: G

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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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