



Merino Gardens, Wapping, E1W

Asking Price: £1,150,000

Benham
& Reeves

Merino Gardens, Wapping, E1W

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A sophisticated two bedroom, two bathroom apartment arranged over the 6th floor of the highly sought after Merino Gardens (London Dock) development. Residents can enjoy premium amenities such as a luxurious gym, private cinema, swimming pool, spa, 24-hour concierge, squash court, and golf simulator. The property provides convenient access to the City through the Underground, DLR, and buses.

The apartment features an entrance hall with storage leading to a spacious open-plan reception room and a modern kitchen with top-of-the-range integrated appliances. Throughout the flat, there is underfloor heating and adjustable digital lighting. The living area opens onto a private balcony with expansive city views. The main bedroom includes built-in wardrobes and floor-to-ceiling windows, along with a modern bathroom and a utility cupboard equipped with a washer and dryer.

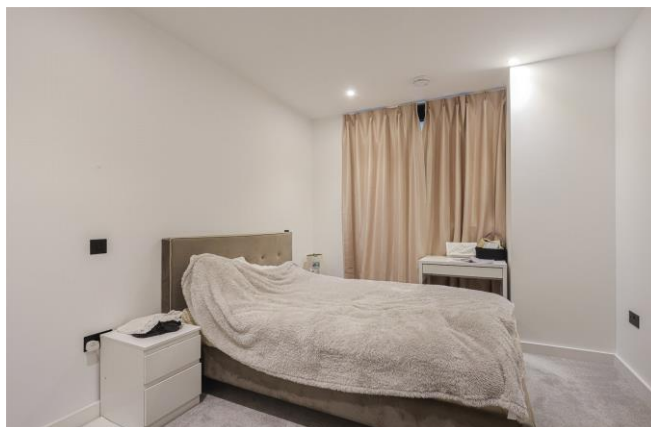
Merino Gardens is situated in Wapping, 0.6 miles away from Tower Bridge, offering a blend of history, boutique shops, and restaurants. It provides easy access to the City center and the West End, with proximity to Underground lines and the DLR.



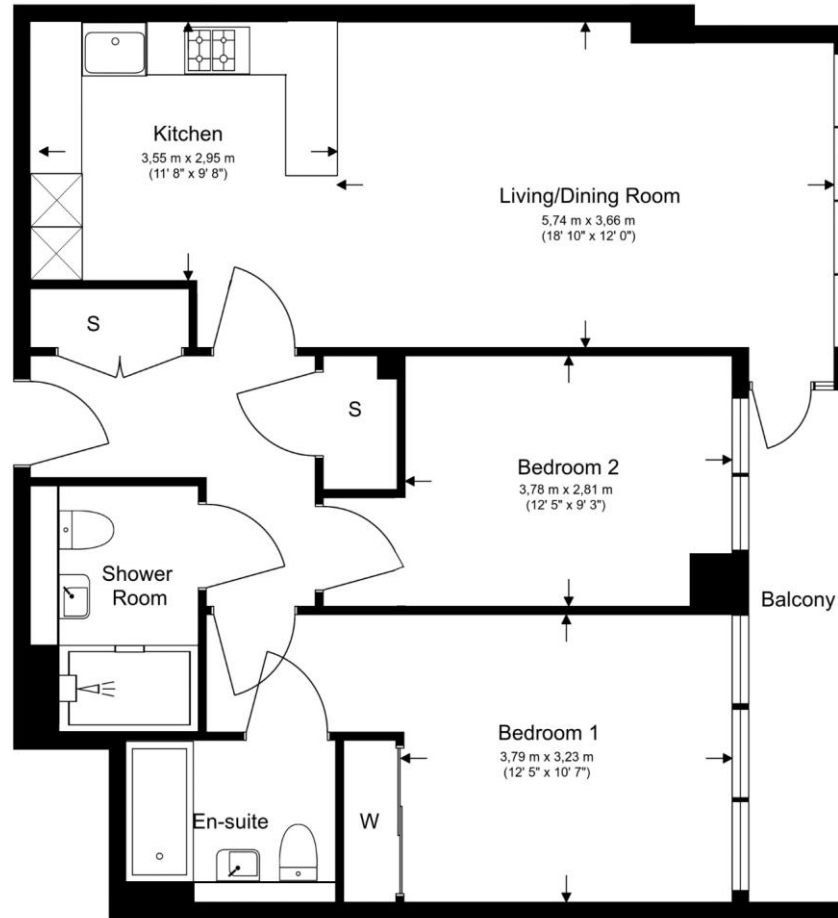


Property Features:

- 2 Bedrooms
- 2 Bathrooms
- 875 Square Feet (approx.)
- 24-hour Concierge
- Cinema Room
- Swimming Pool & Spa
- Squash Court
- Golf Simulator



6th Floor
 Total Gross Internal Area
 81 Sq/m - 875 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold
Expires 24/06/2988
Approximately 964 Years Remaining

Ground Rent: £550.00 (per annum)
Review Period: every twenty-first anniversary of that date.
Review Date: 01.10.2043

Service Charge: TBC

Anticipated Rent: £4,200.00 pcm
Approx. 3.8% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH230306

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