



Merino Gardens, Tower Hill, E1W

Asking Price: £1,200,000

Benham
& Reeves

Merino Gardens, Tower Hill, E1W

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Nestled in a striking new apartment building near Tower Bridge, at the heart of Wapping, this stunning 2 bedrooms flat on the 13th floor is impeccably presented, showcasing open-plan living with floor to ceiling living room windows that flood the space with natural light and provide breathtaking city views at night.

The apartment boasts an open-plan reception room with access to a west facing balcony, complemented by wooden floors, plush carpets, comfort cooling and a modern fully equipped kitchen featuring Bosch appliances. Two generously sized double bedrooms, with the principal en-suite bedroom offering built-in storage, a contemporary bathroom and additional built-in storage within the utility cupboard, complete the sophisticated layout.

Conveniently located adjacent to Wapping Overground station, this property is perfectly positioned for seamless travel to Bank, Liverpool Street, and London Bridge, facilitating swift and easy access to Central London.

Please note that this property is currently rented, photographs were taken prior to the current tenancy



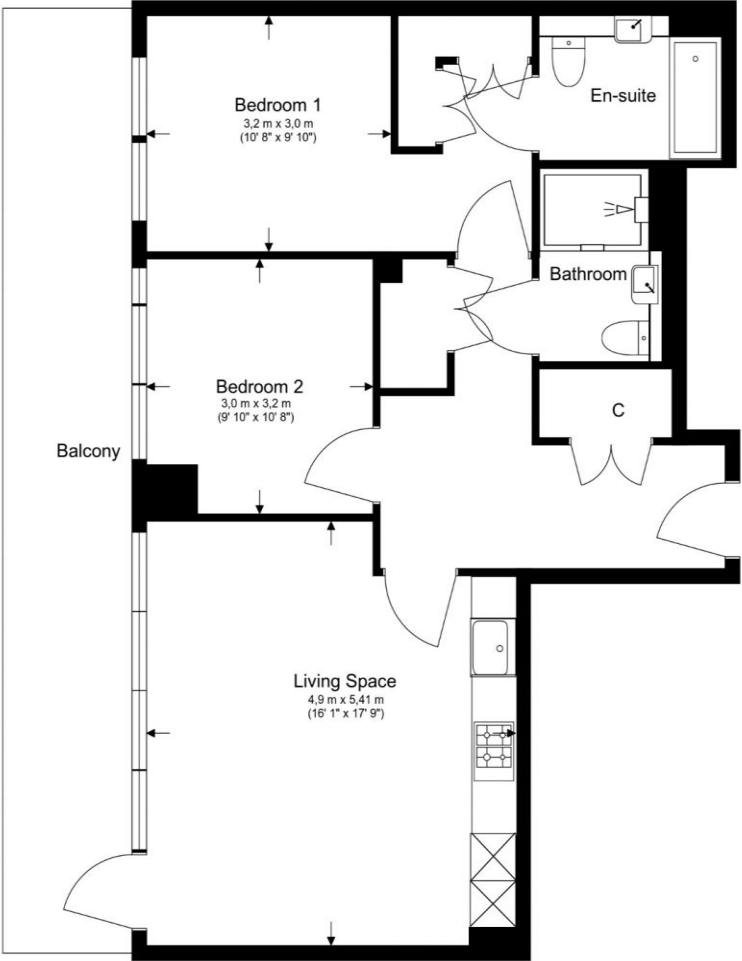


Property Features:

- Two bedrooms
- Two bathrooms
- 817 square feet
- 13th floor
- Open-plan living area
- West facing Balcony
- Residents' lounge
- 24 hours Concierge
- Squash Court
- Virtual Golf Course
- SPA
- Gym
- Screening Room



13th Floor
 Total Gross Internal Area
 75.90 Sq/m - 817 Sq/ft



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

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.

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: £552.00 (per annum)
Next Review Period: 01.10.2043
Review date: every 21st anniversary of that date.

Service Charge: £5,022.00 approx. (per annum)
Oct 2023 - Sept 2024

Anticipated Rent: £4,000.00 pcm
Approx. 4.0% Yield

Viewings:

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

Our reference: CWH230367

T: 020 8036 3200

E: canarywharf.sales@benhams.com

W: www.benhams.com

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