




**3 Merino Garden,
London, E1W
£4,150 pcm**

Discover luxury city living in this impeccably designed 2-bedroom apartment at London Dock's prestigious Merino Gardens. Boasting floor-to-ceiling windows, premium Siemens appliances, and high-end finishes throughout, this residence offers both style and substance.

- 81m2 / Utility Room
- 2 Bedroom 2 Bathroom
- Prime location at the heart of London Dock
- 24 hour concierge
- Cinema / Gym / Swimming Pool / Jacuzzi
- Close to Tower Hill Station
- EPC-B
- CTB-F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	85	
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing	Strictly by appointment with London Victoria Groups Ltd trading as
	London Capital Homes - Head Office Telephone 0207 515 8885
Reference	RL2704
	Council Tax Band: F (Tower Hamlets)
Additional Information	Deposit: £4,788.46

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.