



Merino Gardens, Wapping, E1W

Asking Price: £1,100,000

 Benham
& Reeves

Merino Gardens, Wapping, E1W

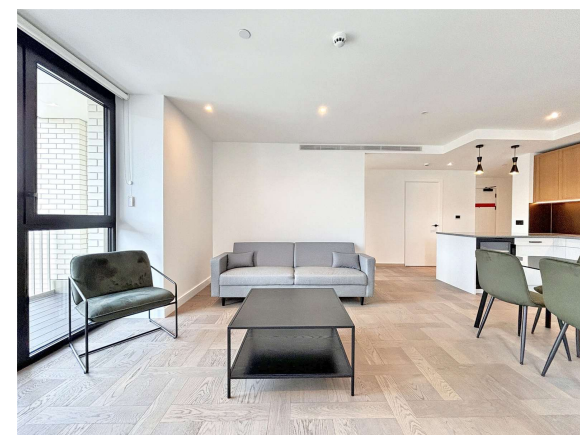
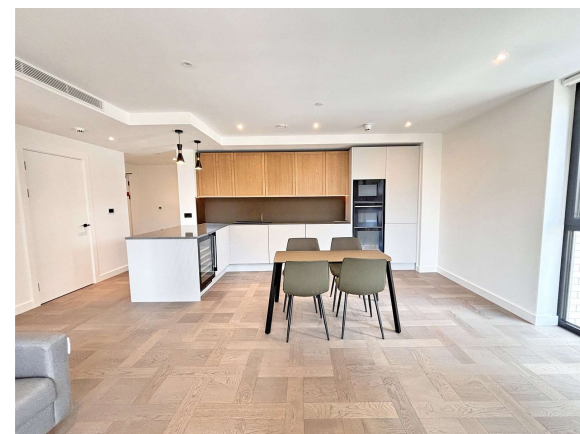
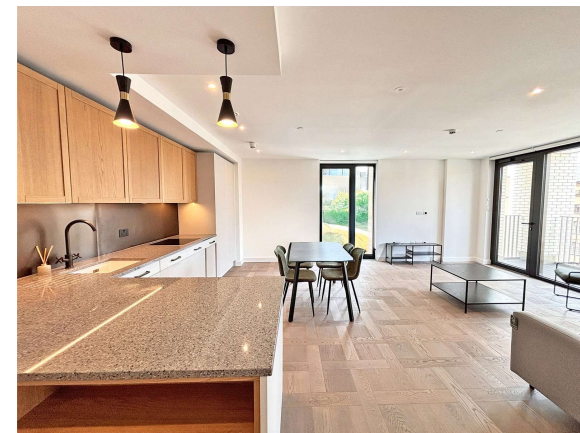
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This luxurious 2 bedroom, 2-bathroom apartment in Merino Gardens offers contemporary living at its finest, complete with a private balcony. Floor-to-ceiling windows flood the interiors with natural light, creating an airy and welcoming atmosphere ideal for both relaxation and entertaining. The open-plan design allows balcony access from the kitchen, the en-suite master bedroom, and the second double bedroom, with the living area offering stunning sunset views.

Residents benefit from an exceptional range of on-site amenities, including a 24-hour concierge, a spa with swimming pool, sauna, steam room, gym, squash courts and a golf simulator.

Perfectly positioned, London Dock is just a short walk from the marina at St Katharine Docks, lively bars, and restaurants.

Excellent transport links include Tower Gateway DLR, Wapping Overground and Whitechapel Crossrail offering seamless connectivity across London.

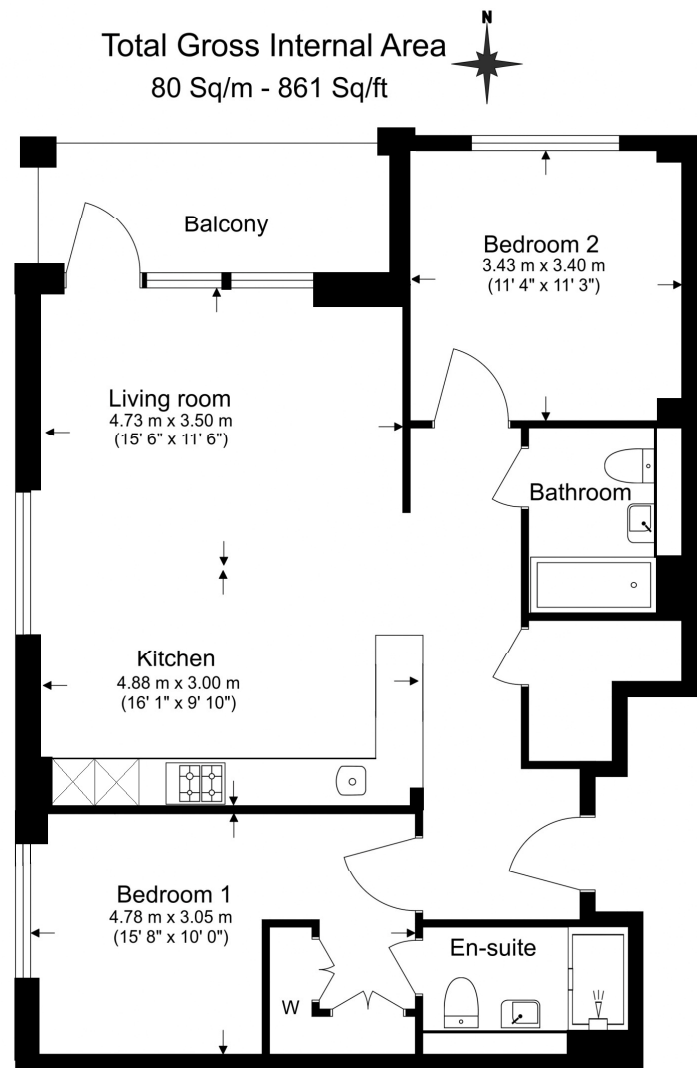




Property Features:

- 2 Bedrooms
- 2 Bathrooms
- Balcony
- 861 Square Feet
- 24-Hour Concierge
- Gym Facilities
- Cinema Room
- Squash Court

Merino Gardens, Wapping, E1W



| 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.

| | |
|-------------------|----------------------------------------------------------------------|
| Asking Price: | £1,100,000 |
| Tenure: | Leasehold Expires 24/06/2988 Approximately 963 Years Remaining |
| Ground Rent: | £550.00 (per annum) 2025 |
| Service Charge: | £4,650.00 (per annum) 2025 |
| Anticipated Rent: | £3,500.00 pcm Approx. 3.8% Yield |

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH250111

T: 020 7213 9700
E: city.sales@benhams.com
W: www.benhams.com

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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

