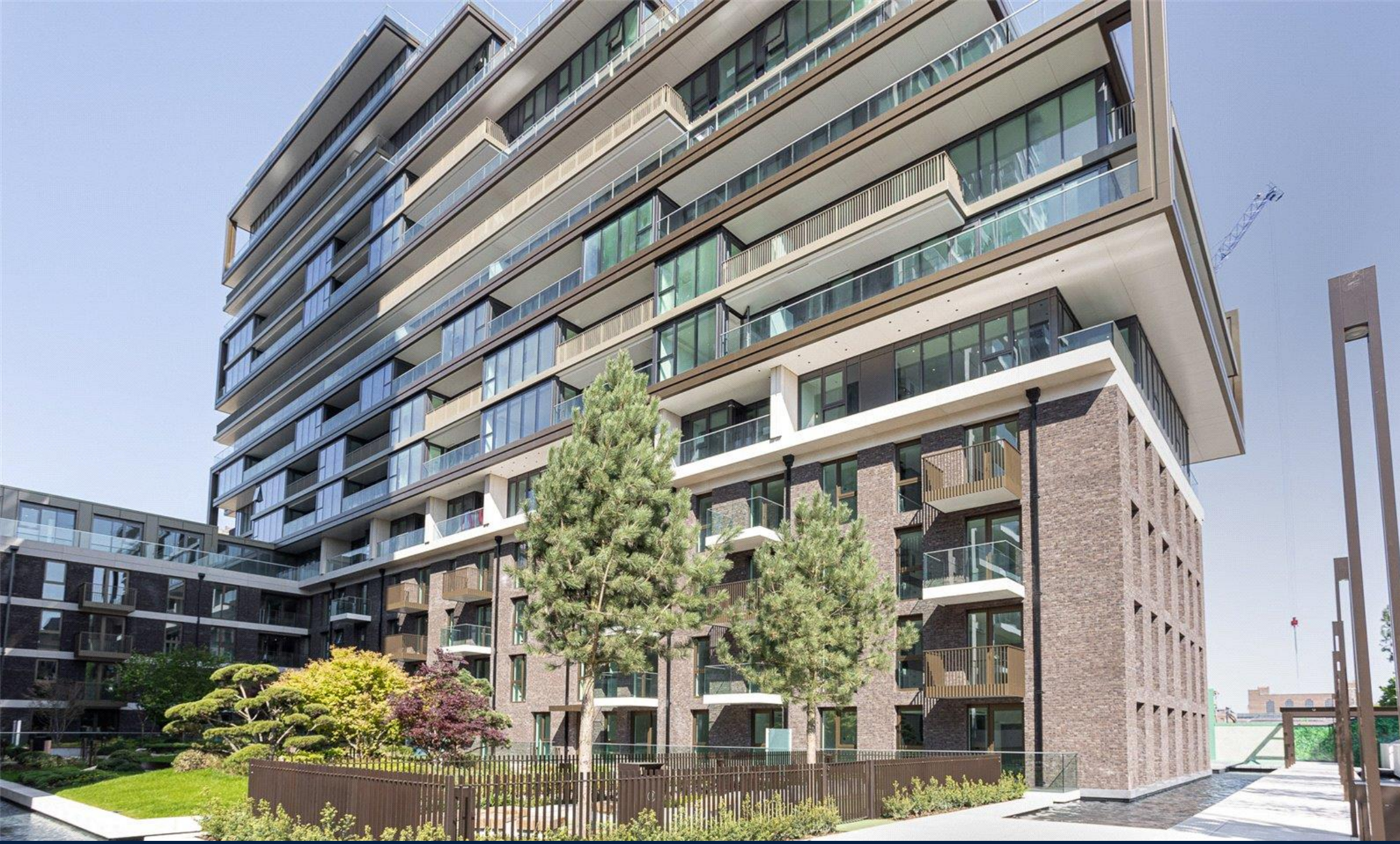


Merino Gardens, Wapping, E1W

Asking Price: £925,000

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, including 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. The flat features underfloor heating and adjustable digital lighting throughout. The living area opens onto a private balcony with expansive city views. The main bedroom includes built-in wardrobes and floor-to-ceiling windows, plus a modern bathroom and a utility cupboard 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 centre and the West End, with proximity to Underground lines and the DLR.







Merino Gardens, Wapping, E1W







Property Features:

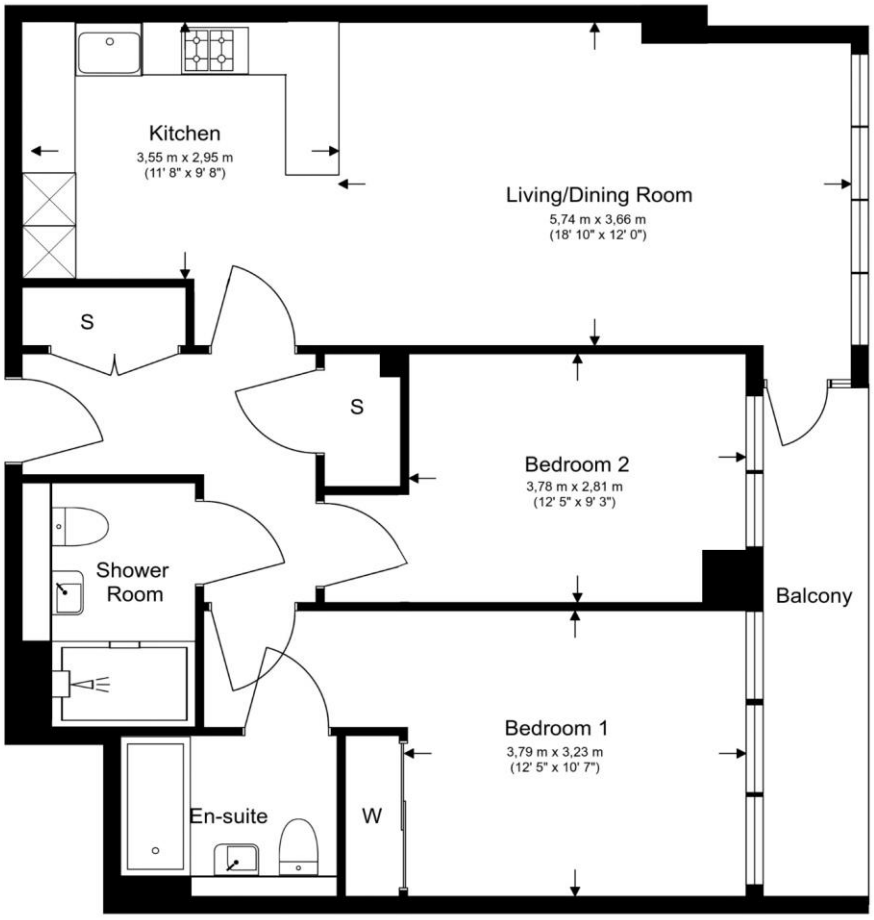
- Two Bedrooms
- Two Bathrooms
- 875 Square Feet (approx.)
- 24-hour Concierge
- Cinema Room
- Swimming Pool & Spa
- Squash Court
- Golf Simulator

Merino Gardens, Wapping, E1W

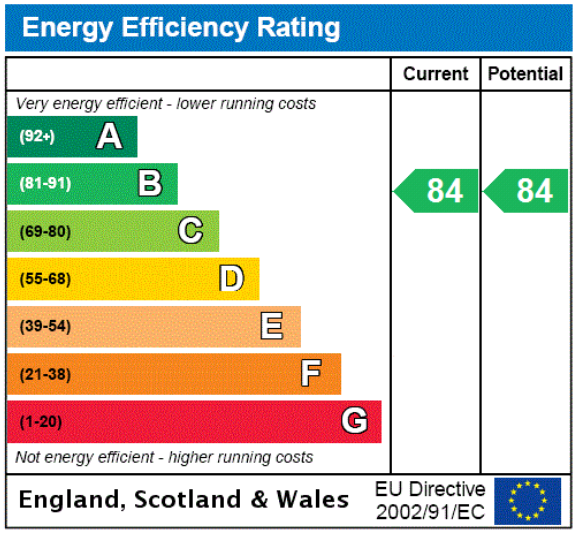
6th Floor

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.



Merino Gardens, Wapping, E1W

Terms & Conditions:

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

Asking Price:	£925,000
Tenure:	Leasehold Expires 24/06/2988 Approximately 961 Years Remaining
Ground Rent:	£550.00 (per annum) Review Period: every twenty first anniversary of that date.
Service Charge:	£5,747.84 (per annum) Sept 2025 Sept 2026
Anticipated Rent:	£4,200.00 pcm Approx. 5.4% Yield

Viewings:

All viewings are by appointment only through our Wapping Office.

Our reference: CWH230306

T: 020 7680 8900
E: wapping@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

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