

Merino Gardens, Wapping, E1W

Asking Price: £525,000

Benham & Reeves

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Manhattan 1 Bathroom Leasehold

This beautifully presented Manhattan-style apartment is situated on the second floor of this sought-after development. Designed with contemporary living in mind, the property is finished in a sophisticated neutral palette and features herringbone engineered wood flooring throughout. Floor-to-ceiling windows flood the apartment with natural light and open onto a private west-facing balcony, creating a bright and inviting living environment.

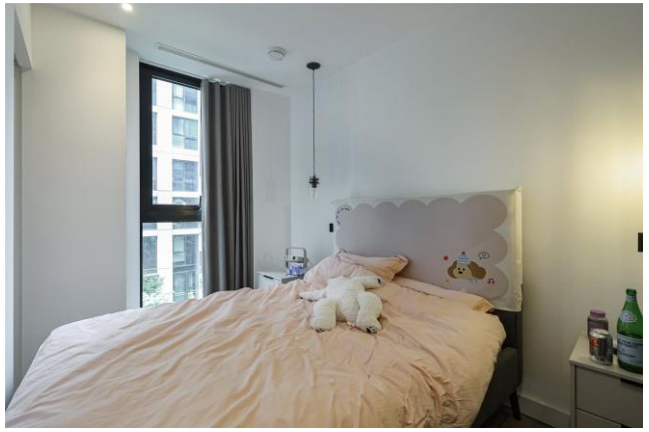
The thoughtfully configured accommodation centres around a spacious open-plan reception and kitchen area, offering a seamless space for both relaxation and entertaining. The sleek, modern kitchen is finished to an exceptional standard, featuring bespoke cabinetry, polished stone worktops, premium integrated appliances and a stylish breakfast bar.

Residents enjoy access to an outstanding selection of luxury amenities, including a 24-hour concierge service, residents' gym, indoor swimming pool, sauna, squash court, golf simulator and private cinema.

Ideally located in the heart of Wapping, the property is within easy walking distance of the City and benefits from excellent transport links via Tower Hill Underground station and Tower Gateway DLR, providing swift access to Canary Wharf and beyond. The development is positioned opposite Thomas More Square and a large Waitrose supermarket, while the marina, restaurants and waterside bars of St Katharine Docks are just moments away, offering an exceptional lifestyle in one of London's most desirable riverside neighbourhoods.

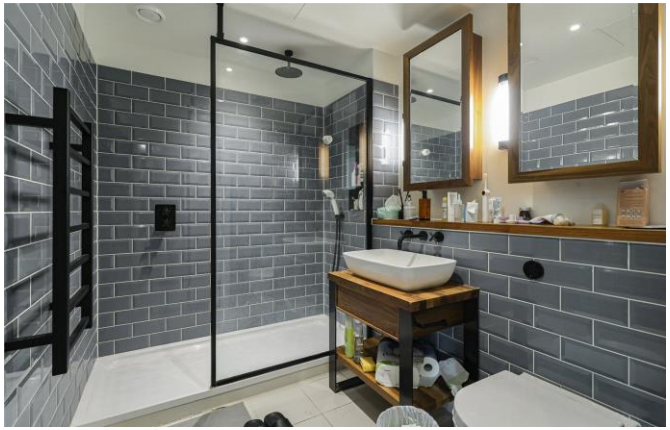






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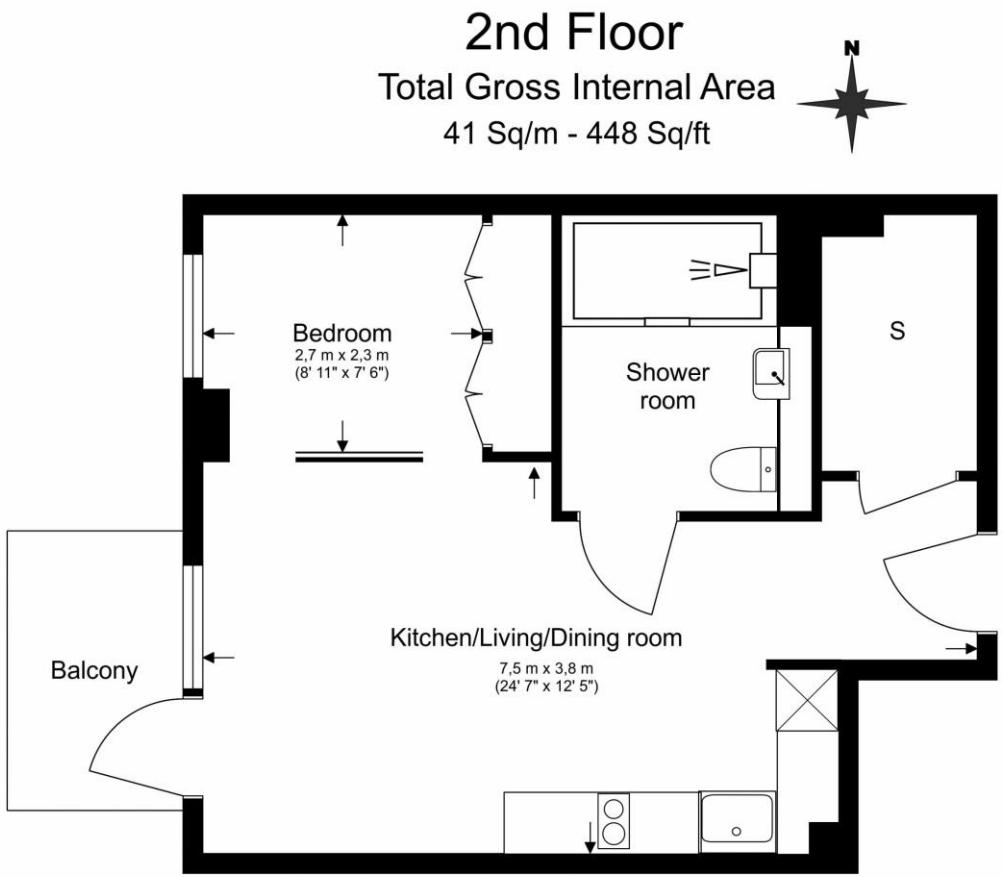




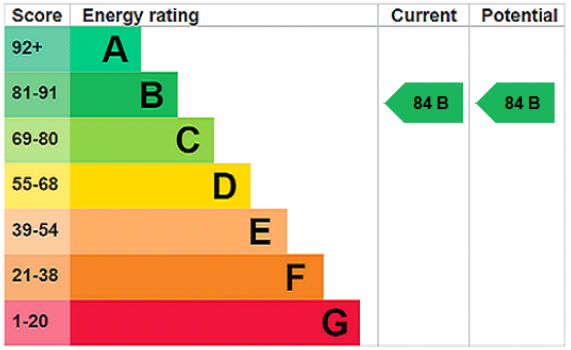
Property Features:

- Manhattan-style apartment
- West-Facing Balcony
- 448 Square Feet (approx.)
- Herringbone Flooring
- 24h Concierge
- Luxury Amenities
- Indoor Swimming Pool
- Squash Court
- Golf Simulator
- Private Cinema Room

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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.



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Terms & Conditions:

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

Asking Price:	£525,000
Tenure:	Leasehold Expires 24/06/2988 Approximately 962 Years Remaining
Ground Rent:	£400.00 (per annum) For the year 2026
Service Charge:	£2,942.00 (per annum) For the year 2026
Anticipated Rent:	£2,816.00 pcm Approx. 6.4% Yield

Viewings:

All viewings are by appointment only through our Wapping Office.

Our reference: CHN260015

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