



## Merino Gardens, London E1W

Price £700 per week - Furnished, Unfurnished







## Description

This spacious one bedroom property has been both finished and furnished to the highest standard with luxurious fixtures and fittings throughout.

The property benefits from an open plan reception room with fully fitted kitchen and leading to a private balcony.

The property also benefits from 5\* onsite leisure facilities, water gardens and 24 hour concierge.

London Dock is situated a short walk from Waitrose, local coffee shops and pubs, Tower Hill and Fenchurch Street stations.

We understand that cooling / heating is delivered via a communal system for which separate charges apply.

Rent is payable on a monthly basis and you may be required to pay more than a month's rent in advance, depending on your circumstances. You will be required to pay a 1 week holding deposit following a successful offer. Utility bills, council tax, telephone line and broadband are not included in the rent.

As well as paying the rent, you may also be required to make some additional permitted payments. If your tenancy does not qualify as an AST, additional fees may apply. Please visit [jll.co.uk/fees](http://jll.co.uk/fees) for details of fees which may be payable when renting a property.

- Brand new
- 1 Bedroom
- 1 Bathroom
- 9th floor with stunning views
- Private Balcony
- Amenities including swimming pool, sauna, steam room, gym, squash court, cinema & virtual golf
- 24 hour concierge
- 0.7 miles from Tower Hill station (District/ Circle line)
- 0.8 miles from Shadwell Station (Overground/DLR)
- Approx. 562 sq ft (52.2 sq m)

# Floorplan

560 sq ft | 52 sq m

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