



### DESCRIPTION

This fifth floor two bedroom apartment with river views from the living room, dining area and terrace offers excellent living accommodation measuring 1,117sqft. Set within a luxurious development by Richard Rogers in close proximity to central London and transport links. Accommodation includes two en-suites and a guest WC, as well as a semi-open plan kitchen. Merano Residences is a collection of 40 private residences designed by one of the world's most celebrated architects Rogers Stirk Harbour + Partners encompassing a Residents' roof garden and unrivalled views of the city. The private Sky garden at Merano sits 140 ft above the river and city beneath, a space that enjoys daylong sunlight and affords spectacular views across the heart of London. Residents at Merano will enjoy the rarest privilege of gazing out over the River Thames at arguably its most famous historic and contemporary icons, the Palace of Westminster and the London Eye. 24 hour concierge and lifestyle management service by Harrods Estates Asset Management.

### LOCATION

Merano Residences is centrally located on the south side of the river between Lambeth and Vauxhall Bridges. It is within easy reach of the West End, Westminster, the City and South Bank. Vauxhall rail and underground is approximately 0.2 miles away.

### PRICE

£2,030,000 (£1,724/sqft)

### FEATURES

- ✓ 2 Bedroom en suites
- ✓ 1177 sq ft
- ✓ Private Balcony
- ✓ Direct River Views
- ✓ Residence Business Suite
- ✓ Residence Leisure facilities
- ✓ 24 Hr Concierge

### TERMS

Leashold: 999 Years remaining



SINGLE BAY APARTMENT  
TYPE 1



Apartment	23	6
Level	23	6
Living	17.20m x 3.50m (56'7" x 11'6")	
Kitchen	3.50m x 2.50m (11'6" x 8'2")	
Bedroom 1	3.50m x 3.50m (11'6" x 11'6")	
Bedroom 2	3.50m x 3.50m (11'6" x 11'6")	
Bathroom	1.70m x 1.70m (5'7" x 5'7")	
Winter Garden	3.50m x 1.70m (11'6" x 5'7")	
Balcony	1.70m x 1.70m (5'7" x 5'7")	
W.C. / Shower	1.70m x 1.70m (5'7" x 5'7")	
Total covered area	121.00m <sup>2</sup> (1,301 sq ft)	

By  
 1. Contract  
 2. Particulars  
 3. Sale Agreement  
 4. Only