



Merano Residences, Nine Elms  
London SE1

GARTONJONES.COM



# Merano Residences, Nine Elms London, SE1

GARTON JONES.COM

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## £3,900,000 Leasehold

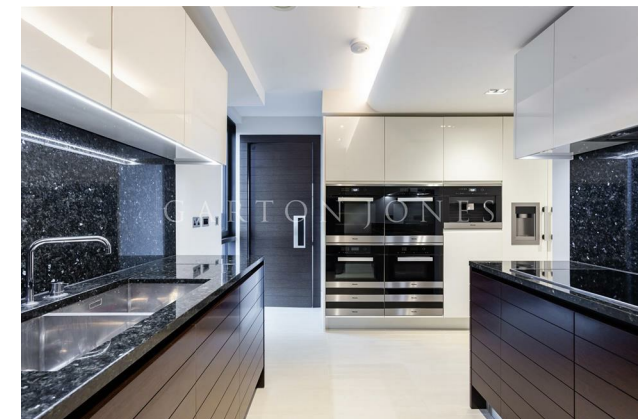
A stunning 2 double bedroom duplex apartment of 2,108sq.ft (196sq.m) on the 26th and 27th floors (with lift) of Merano Residences, developer St James's prestigious new riverside development created by Rogers Stirk Harbour and Partners. This spacious property has a large reception room with a separate integrated kitchen, there are two balconies enjoying direct views of the River Thames with a picture-postcard aspect towards the Houses of Parliament and beyond. Both bedrooms have luxury en-suite bathrooms and fitted wardrobes, there is a guest cloakroom and utility cupboard. Fashionably located on the South Bank of the river and within easy reach of Westminster, Chelsea and Knightsbridge, Merano Residences will also provide residents with a 24-hour Harrods concierge service, a private Sky Garden 140ft above the river Thames on level 14, and you will be only 5 minutes' walk to the transport links of Vauxhall with its excellent rail, tube and bus services. The river taxi pier at St George Wharf is also within easy reach. Includes Parking!

Service Charge: TBC

Ground Rent: TBC

EPC certificate available on request.

- 2108sq.ft (196sq.m)
- Duplex Penthouse Apartment on the 26th & 27th Floors (With Lift)
- 2 Double Bedrooms, 2 Luxury En-Suite Bathrooms
- Reception Room
- Guest Cloakroom & Excellent Storage Throughout
- Separate Integrated Kitchen
- Secure Parking
- Close to Local Amenities Including Shops & Restaurants & Transport Links
- 2 Full Width Balconies with Direct River Views
- 24 Hour Concierge





Living	7.85m x 7.35m / 25'9" x 24'1"
Kitchen	4.40m x 2.60m / 14'5" x 8'8"
Bedroom 1	7.85m x 3.65m / 25'9" x 12'2"
Bedroom 2	4.00m x 3.40m / 13'1" x 11'2"
Balconies	7.00m x 1.75m / 22'11" x 5'9"
<b>Total internal area</b>	<b>198 sq m / 2,108 sq ft</b>
<b>Total external area</b>	<b>24 sq m / 266 sq ft</b>

