

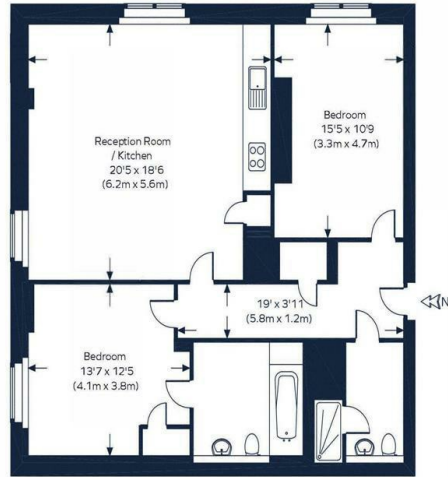
## Merchant Square East

Asking Price £1,275,000

- Large Two Bedrooms
- Fitted modern kitchen
- Canal views
- Close to Hyde Park, Oxford Street, local shops and restaurants
- Two Bathrooms
- Comfort Cooling
- Short walk to Paddington Station
- 1 Ensuite Bathroom
- 24 hrs Concierge
- Short walk to Edgware Station

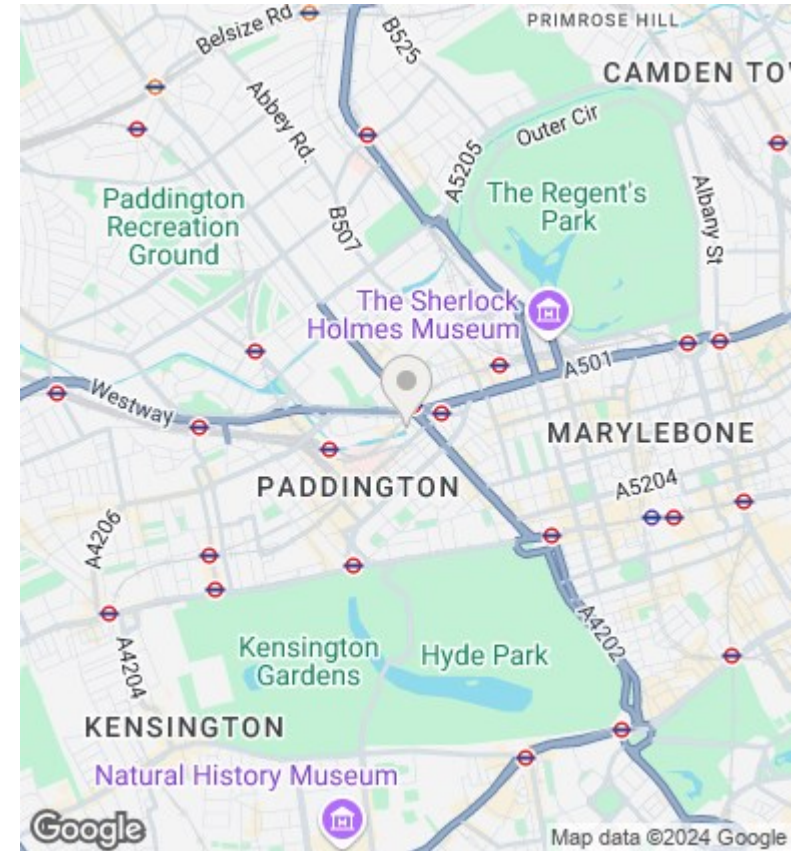
## MERCHANT SQUARE

Approximate Gross Internal Area  
Tenth Floor = 1001 sq. ft. (93.0 sq. m.)



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. © 5/26/20



## Directions

## Viewings

Viewings by arrangement only. Call 02070990800 to make an appointment.

## Council Tax Band

G

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	