

MERCHANT SQUARE, PADDINGTON BASIN W2 1AN



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A great three bedroom apartment on the 8th floor of this popular waterside modern block that offers concierge service, lifts and underground parking, This pet-friendly flat has open plan reception room and kitchen, and views over the Grand Union Canal. It is approximately 944 sq ft / 87 sq m. Merchant Square forms part of the Paddington Basin development with a host of shops and restaurants at its doorstep. Oxford Street is within a 15 minute walk. The nearest transport links are Edgware Road Tube Station (Circle, District and Bakerloo lines) - 0.2 miles, and Paddington mainline and tube stations (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) - 0.4 miles.

- 3 BEDROOMS • 2 BATHROOMS • RECEPTION ROOM • OPEN PLAN KITCHEN • 24 HOUR CONCIERGE • LIFT • UNDERGROUND PARKING SPACE • WESTMINSTER COUNCIL TAX • PET FRIENDLY

EPC Rating: B Council Tax Band: G

£1,640 PER WEEK
FURNISHED/UNFURNISHED

TENANTS FEES: As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

ARLINGTON

RESIDENTIAL

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**APARTMENT 809
MERCHANT SQUARE EAST
W2**

Eighth Floor

Approx Gross Internal Area*
944 Sq Ft - 87.70 Sq M

Surveyed and Drawn By

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* As Defined by RICS - Code of Measuring Practice

Illustration For Identification Purposes Only. Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.