



3 Merchant Square, London, W2, W2

Beautifully presented 2 bedroom apartment situated on the upper floors of this popular development.

Your first impression of this stunning property are the floor to ceiling windows in both the open plan living space and bedrooms allowing maximum light to flood the apartment.

Engineered wood flooring and immaculate detail throughout, boasting comfort cooling system and the open plan fitted kitchen with integrated Miele appliances. With fabulous water views, from the living area and the dual aspect bedroom.

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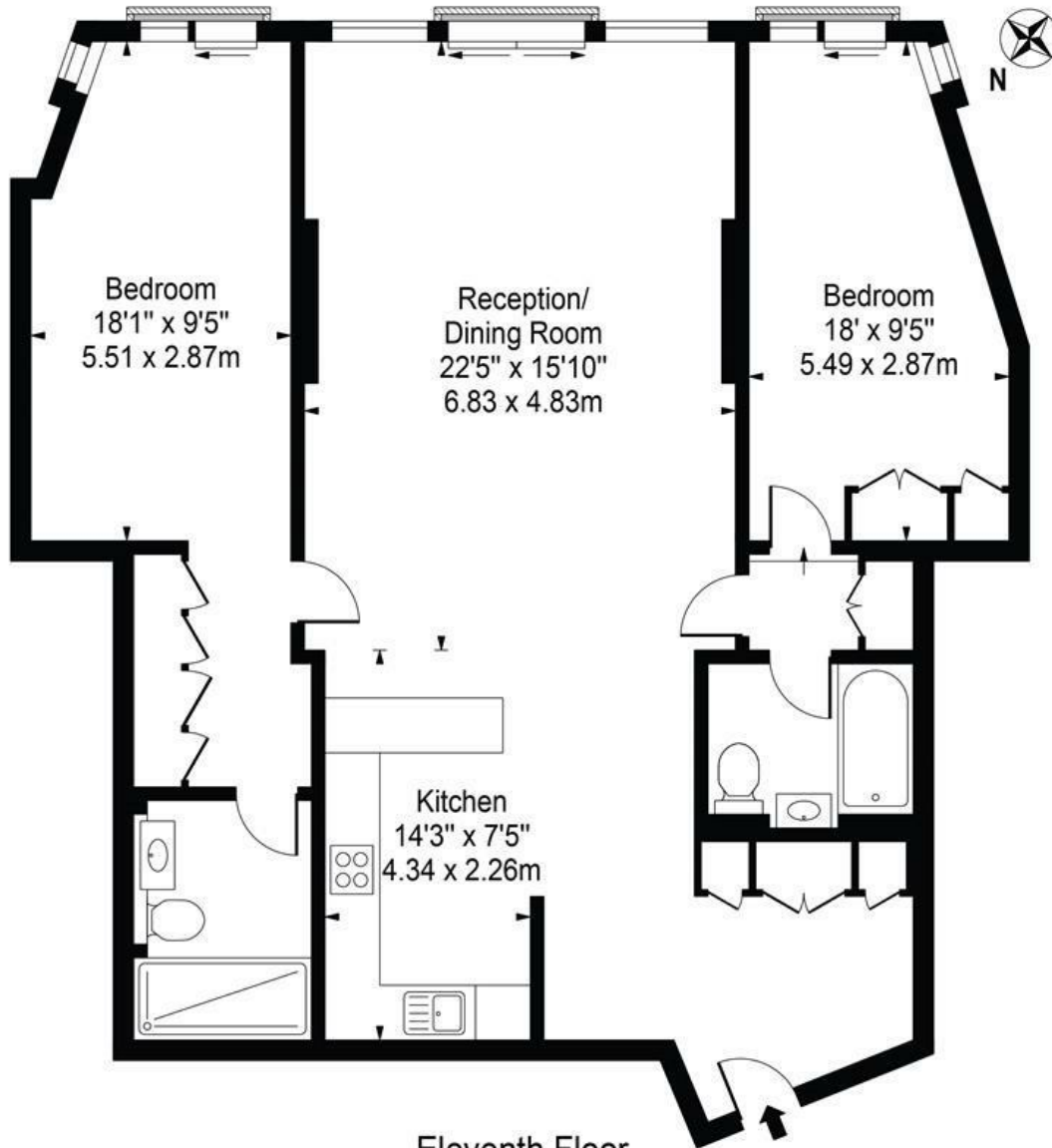
Discover waterfront living at its finest in the heart of London with No. 3 Merchant Square, a striking 21-storey residential tower nestled within the vibrant Paddington Basin. Experience the perfect fusion of urban convenience and serene waterside ambiance at Merchant

- 24 hour concierge
- Direct Water views
- Residents business centre
- Car parking by separate negotiation
- Floor to ceiling windows
- Residents cinema room
- Fantastic transport links
- Close to shops and restaurants

£5,000 Per Month

Merchant Square

Approx. Gross Internal Area 1158 Sq Ft - 107.58 Sq M



Eleventh Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	