



3 Merchant Square, London, W2

£6,450 Per Month



Spacious three-bedroom apartment situated on the 17th floor of the sought after canal side development of 3 Merchant Square.

Modern intergraded open plan kitchen/living area leads to a large private balcony, and the home benefits from comfort cooling and lutron lighting throughout.

The master bedroom boasts walk-in wardrobe, second balcony, and an en-suite bathroom.

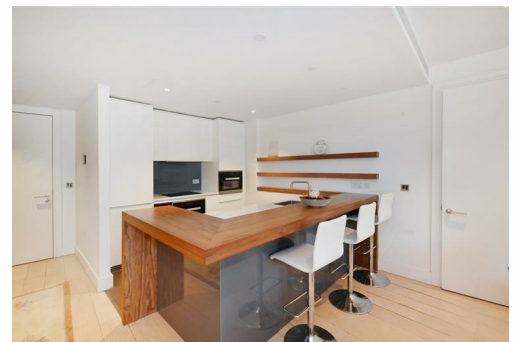
A further two double bedrooms boast views towards the Basin and share the family bathroom.

This stunning residence is conveniently located just a short walk away from Paddington Station, providing easy access to transportation.

The development offers an array of amenities. 24-hour concierge service, residents can also enjoy the exclusive business room, lounge areas, residence terrace, and a cinema screening room.

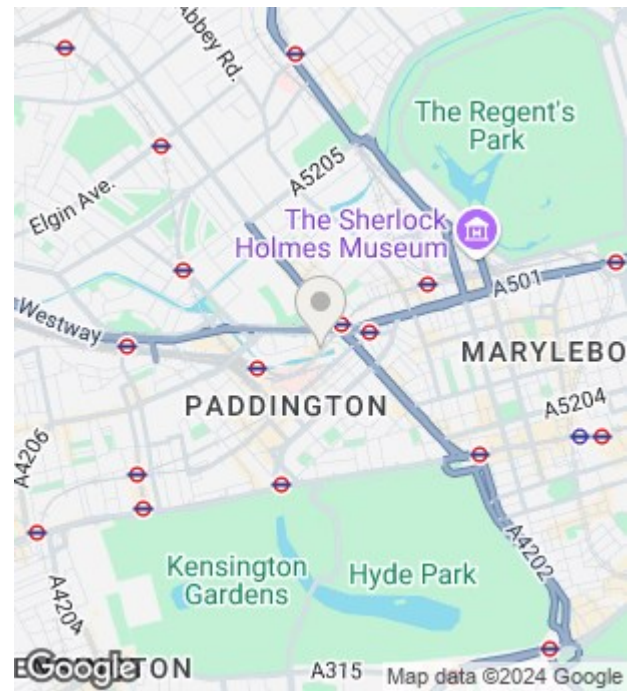
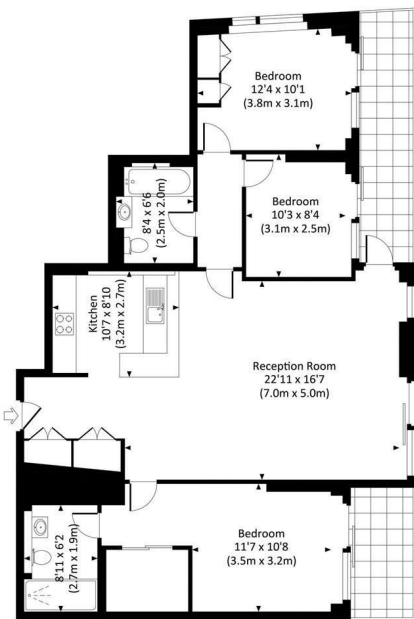
Council Tax Band E

- Double aspect panoramic view over London
- 24 Hour Concierge
- Finished to a high standard
- Residents Lounge and business
- Residents Roof Gardens
- Two Large Private Balconies
- Comfort Cooling
- Cinema Screening Room
- Lutron Lighting
- Recently refurbished





MERCHANT SQUARE, W2
 Approx. gross internal area
 1129 Sq Ft. / 104.9 Sq M.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 83 | 83 |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

4th Floor One Kingdom Street, Paddington Central, London, W2 6BD
 Tel: +44(0)20 3019 6151 Email: lettings@grange.london