



3 Merchant Square, London, W2 1BF

Asking Price £1,895,000



This stunning apartment located at 3 Merchant Square, boasts a spacious 1,141 sq ft of living space, perfect for those looking for a comfortable and modern home in the heart of the city.

With 1 reception room, 3 bedrooms, and 2 bathrooms, this apartment offers ample space for both relaxation and entertainment. The property features contemporary design elements and high-quality finishes throughout, providing a stylish and inviting atmosphere.

THE LOCATION

Situated in a prime location, this apartment is conveniently close to Hyde Park, offering a tranquil retreat amidst the bustling city. Additionally, being near Paddington Station provides easy access to transportation links, making commuting a breeze.

The close proximity to Oxford Street ensures that a wide array of retail and culinary delights just a stone's throw away. Whether you're looking to explore the greenery of Hyde Park, travel around the city, or indulge in some retail therapy, this apartment offers the perfect base for a vibrant London lifestyle.

LOCAL RESTAURANTS & AMENITIES

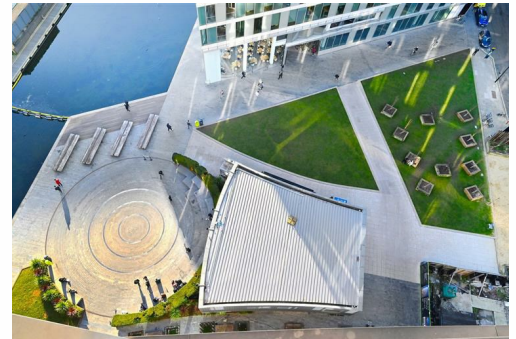
Embrace a dynamic community spirit with a year-round calendar of complimentary events curated by the Merchant Square team. From fitness classes to movie nights, live music, and sports screenings, there's always something exciting happening.

Facilities 24-hour Concierge & Security, Cinema screening room, Residents Lounge & business centre, Residents canal facing terrace

TRANSPORT LINKS

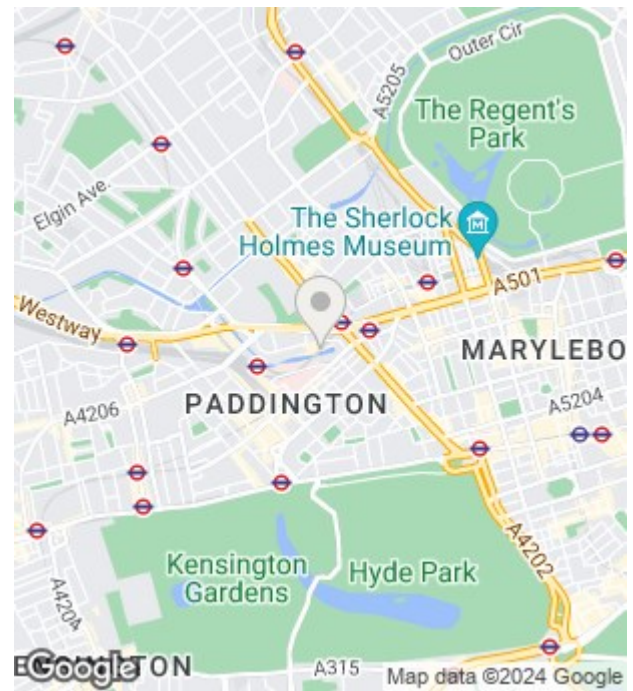
Benefit from excellent transport connections including Edgware Road, Paddington Station, and nearby stations such as Lancaster Gate and Marble Arch. Plus, enjoy convenient access to essential amenities such as St Mary's Hospital and a selection of schools within close proximity.

- 24 hr concierge & security
- Residents business lounge
- 2 large private balconies
- Full height floor to ceiling windows
- Service Charge: GBP13,000 pa
- Prime Canal side address
- Triple aspect apartment
- Residents cinema room
- Ground Rent : GBP650 pa
- Tenure: 999 years from 1995





Approximate Gross Internal Area
1141 sq ft - 106 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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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