



**3 Merchant Square, London, W2**



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83

**£800,000**

Discover Waterfront living at its finest in Paddington Basin, London W2

This beautifully presented one bedroom apartment is on the 14th floor of the most popular development in Paddington Basin, 3 Merchant Square.

Your first impression of this stunning 607 sq ft property are the floor to ceiling windows in both the open plan living space and bedroom allowing maximum light to flood the apartment.

The property's contemporary design and layout provide a comfortable and stylish living environment which includes Miele appliances, engineered wood flooring and comfort cooling. Access to the generously sized balcony is gained from both the living area and the dual aspect bedroom.

Enjoy the benefits of lift access, 24 hour concierge & security, landscaped garden terrace and the luxury of a residents cinema, business lounge and treatment rooms.

Located close to Hyde Park and the major transport hub that is Paddington Station.

The apartment's central location also ensures easy access to a plethora of amenities, including trendy cafes, restaurants and shops.

Ideal for a single professional, couple, or as an investment opportunity.

Parking by separate negotiation.

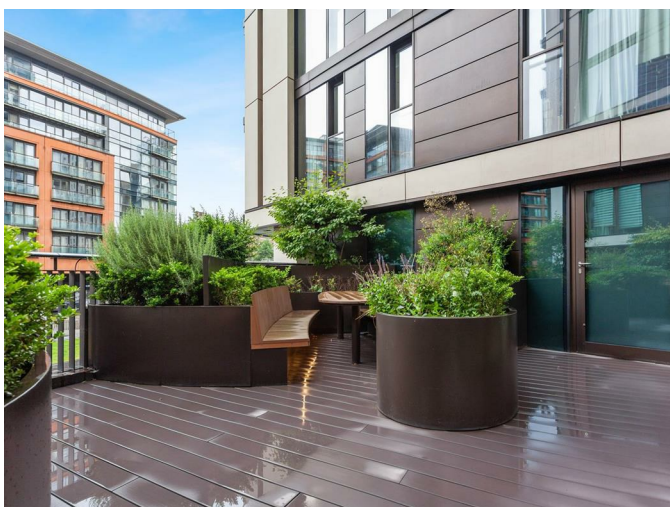
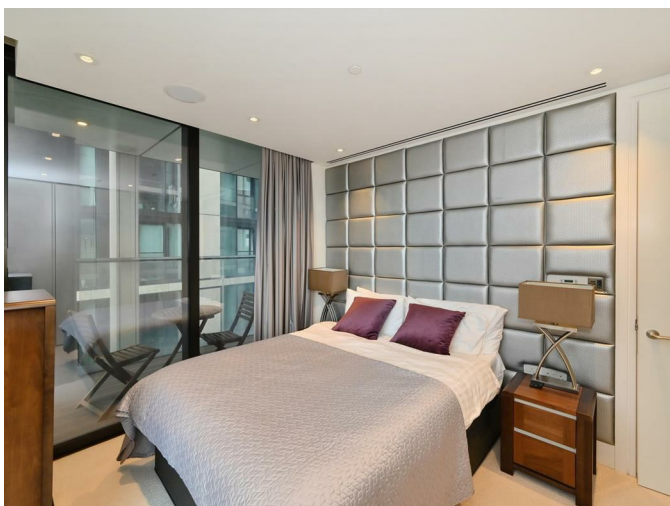
- Private balcony with water side views
- 607 sq ft of internal space
- 24 hr concierge / security
- Resident's business lounge, cinema and terrace
- Located by Paddington Basin, close to Hyde Park
- Excellent transport links
- Parking by separate negotiation
- Service charge: £7034.06 pa
- Ground rent: £398.75 pa
- Tenure: 999 years from 2014

**REQUEST A VIEWING**  
**+44 (0)20 3019 6150**



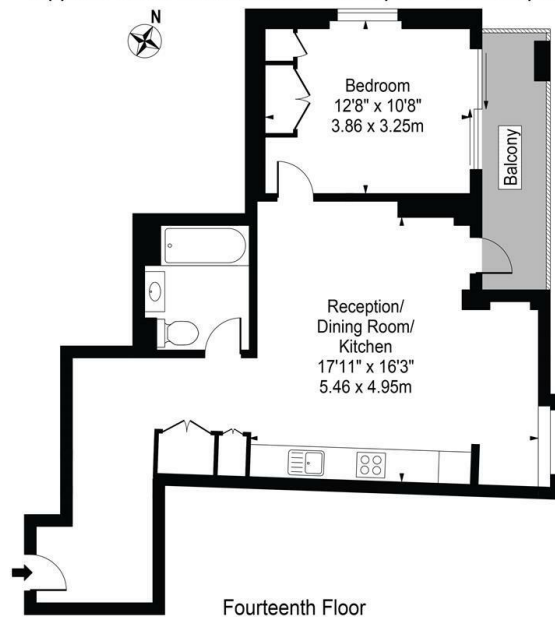
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# Merchant Square, Approx. Gross Internal Area 607 Sq Ft - 56.39 Sq M



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) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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GRANGE LONDON

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