



3 Merchant Square, London, W2



£800,000

Sky-High One-Bed with Balcony in Prime Paddington Basin – 3 Merchant Square, W2.

Welcome to luxury waterfront living in one of London's most sought-after developments – 3 Merchant Square. This impeccably presented one-bedroom apartment on the 14th floor offers style, comfort, and breathtaking views in the heart of vibrant Paddington Basin.

Spanning 607 sq ft, the apartment is flooded with natural light thanks to floor-to-ceiling windows in both the open-plan living area and the dual-aspect bedroom. Step out onto your private balcony – accessible from both the lounge and bedroom – and soak in panoramic views of the city skyline and basin below.

The sleek, contemporary interior features engineered wood flooring, integrated Miele appliances, and comfort cooling throughout. The thoughtful layout ensures a seamless flow between living, dining, and relaxation.

Residents of 3 Merchant Square enjoy a five-star lifestyle, with 24-hour concierge and security, a landscaped rooftop garden, private cinema, business lounge, and treatment rooms – all designed for work, wellness, and leisure.

Perfectly positioned just moments from Hyde Park and the unrivalled transport connections of Paddington Station, this home also places you within walking distance of trendy cafés, restaurants, boutiques, and canal-side walkways.

deal for professionals, couples, or investors seeking a high-spec London base in a thriving central location.

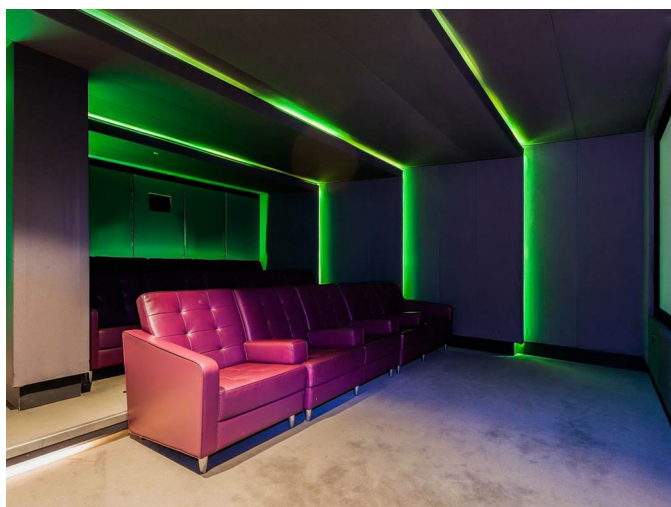
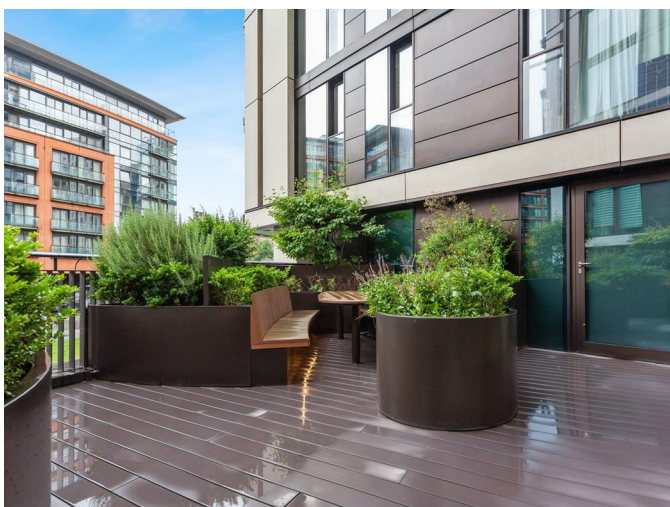
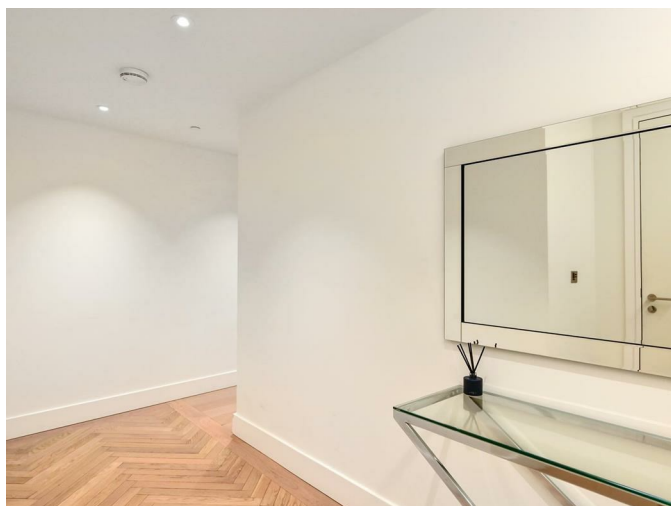
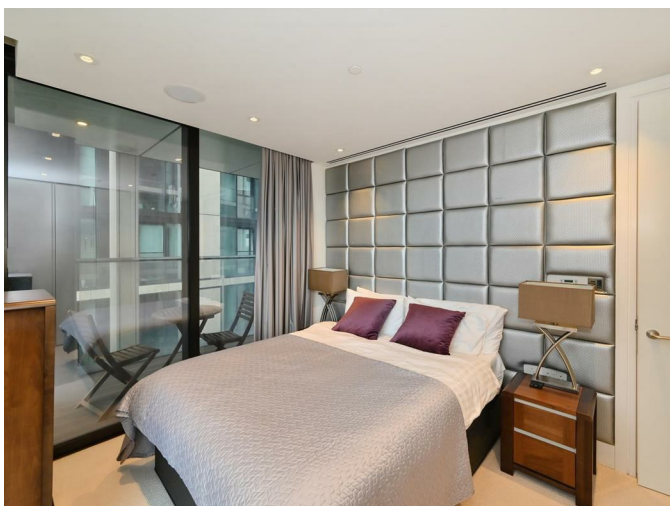
Contact us today to arrange a private viewing and secure your place in one of London's premier developments.

- 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

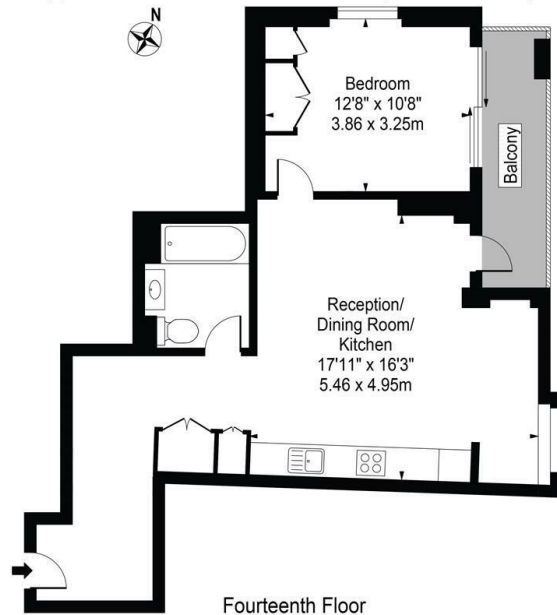


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Merchant Square, Approx. Gross Internal Area 607 Sq Ft - 56.39 Sq M



Fourteenth 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	83	83
(81-91) B		
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	