



**3 Merchant Square, London, W2 1AZ**

**£5,000 Per Month**



Beautifully presented 2 bedroom apartment situated on the 4th floor of this popular development. 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.

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.

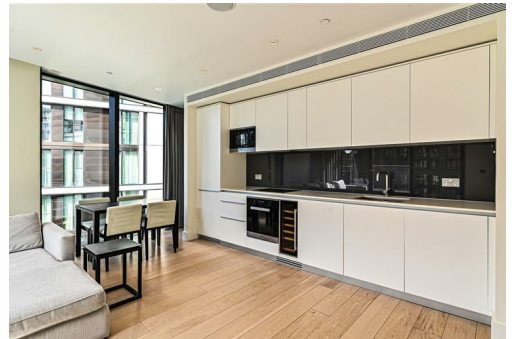
Engineered wood flooring and immaculate detail throughout, boasting comfort cooling system and the open plan fitted kitchen with integrated Miele appliances. With fabulous water views, from the living area and the dual aspect bedroom.

Residents further benefit from 24-hour Concierge & Security, Cinema screening room, Residents Lounge & business centre, and Residents canal facing terrace.

Experience the perfect fusion of urban convenience and serene waterside ambiance at Merchant Square. Spanning 11 acres, this coveted location offers a safe, inviting environment enriched with new public spaces, residences, workspaces, as well as a plethora of dining, entertainment, and shopping options just moments away from Paddington Station.

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.

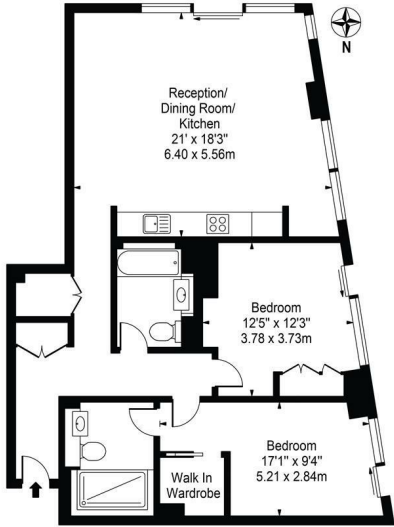
Benefit from excellent transport connections including Edgware Road, Paddington Station. Enjoy convenient access to essential amenities such as St Mary's Hospital and a selection of schools within close proximity.



- Direct Water views
- Residents business center
- Fantastic transport links
- Car parking by separate negotiation
- 24 hour concierge
- Residents cinema room
- Close to shops and restaurants
- Council tax band F

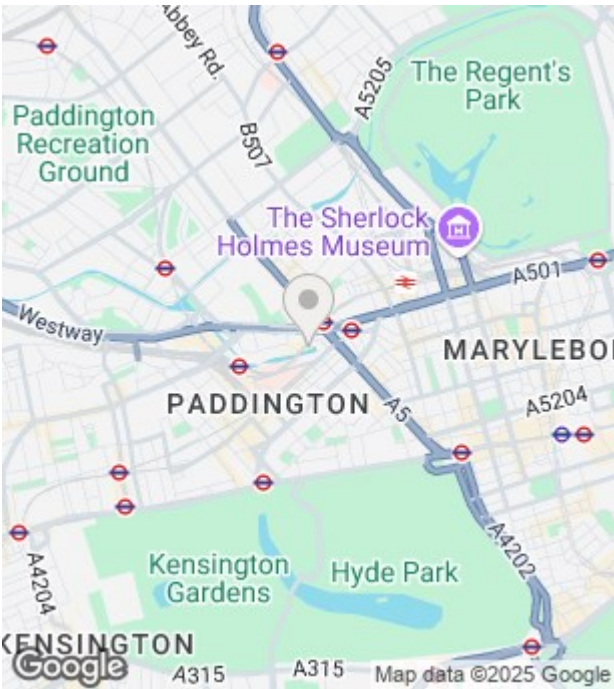


**Merchant Square**  
 Approx. Gross Internal Area 982 Sq Ft - 91.23 Sq M



**Fourth 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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