



3 Merchant Square, London, W2 1AZ

£6,500 Per Month



Nestled in the vibrant 3 Merchant Square, this exquisite development offers contemporary living experience in one of the city's most sought-after locations.

Upon entering, you are greeted by a spacious reception room that serves as the heart of the home, perfect for both relaxation and entertaining. The modern kitchen is equipped with high-end Miele appliances. The kitchen seamlessly flows into the reception area, doors open onto a private terrace.

This property boasts three well-appointed bedrooms, including a master suite that features an en-suite bathroom, a walk-in wardrobe, and its own balcony, offering a private retreat within the home. The additional bedrooms are generously sized, making them perfect for family, guests, or a home office.

Further enhancing the living experience are thoughtful details such as Lutron lighting and comfort cooling, ensuring a pleasant atmosphere throughout the year. Residents also benefit from a 24-hour concierge service, providing peace of mind and convenience.

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.

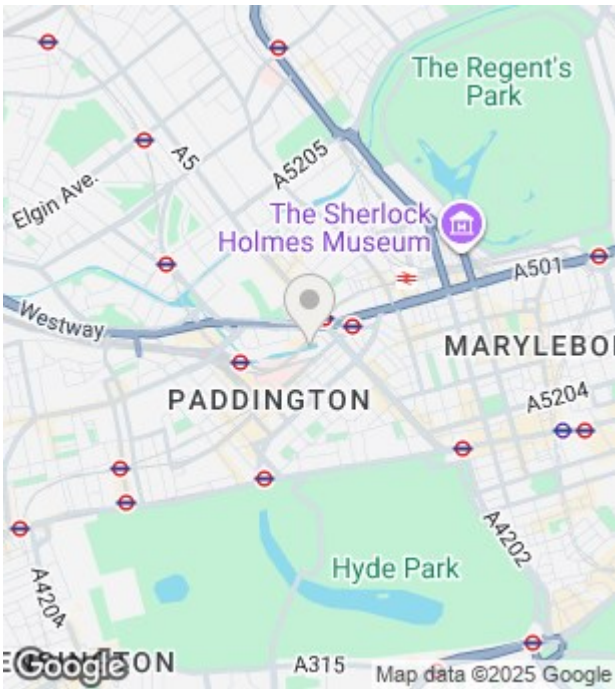
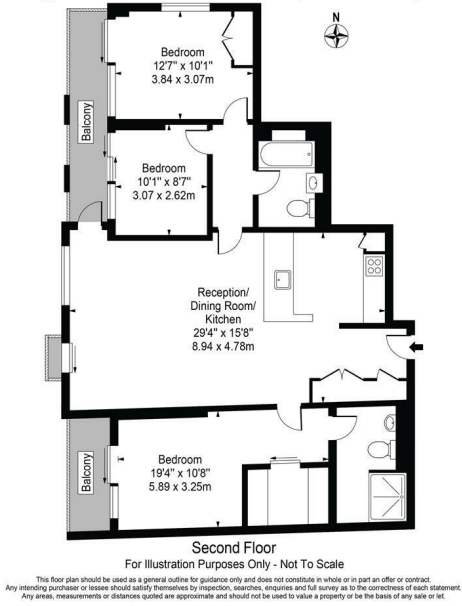
Benefit from excellent transport connections including Edgware Road, Paddington Station. Enjoy convenient access to essential amenities such as St Mary's Hospital and a selection of schools within close proximity.



- 24-Hour Concierge & Security
- Master Bedroom Walk in Wardrobe
- Resident Lounge
- Spa Room
- Study & Business Areas
- Heating & Cooling
- Two Balconies
- Cinema Screening Room
- Resident Picnic Area
- Close to Paddington & Edgware Road Stations



Merchant Square
Approx. Gross Internal Area 1105 Sq Ft - 102.66 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 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	

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