



THE ESTATE COMPANY



Merchant Square, London, W2 1BF

£1,379,500

- 16th Floor
- Parking by Separate Negotiation
- Communal Gardens
- Comfort Cooling
- Lift Access
- Private Residents Cinema
- Resident Lounge
- 24 Hour Concierge
- Excellent Transport Links
- Underfloor Heating

22 Barkat House, 116/118 Finchley Road, London, NW3 5HT
020 7372 5000

enquiries@theestatecompany.com

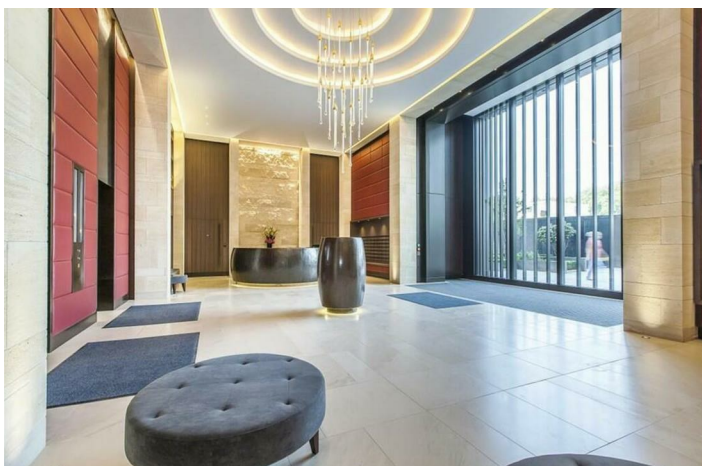
Apartment 1605, 3 Merchant Square, London W2

1BF

This modern two bedroom and two bathroom property positioned on the 16th floor of this sought after modern development, with views over London. The apartment features floor to ceiling windows, balcony, comfort cooling and top end appliances. 3 Merchant Square is considered one of the most sought after developments in Central London W2, within a short walk to Hyde Park and Marylebone. The building also boasts a parking by separate negotiation, private cinema, meeting rooms available for booking, residents lounge and terrace.



Council Tax Band:



MERCHANT SQUARE, PADDINGTON, LONDON, W2

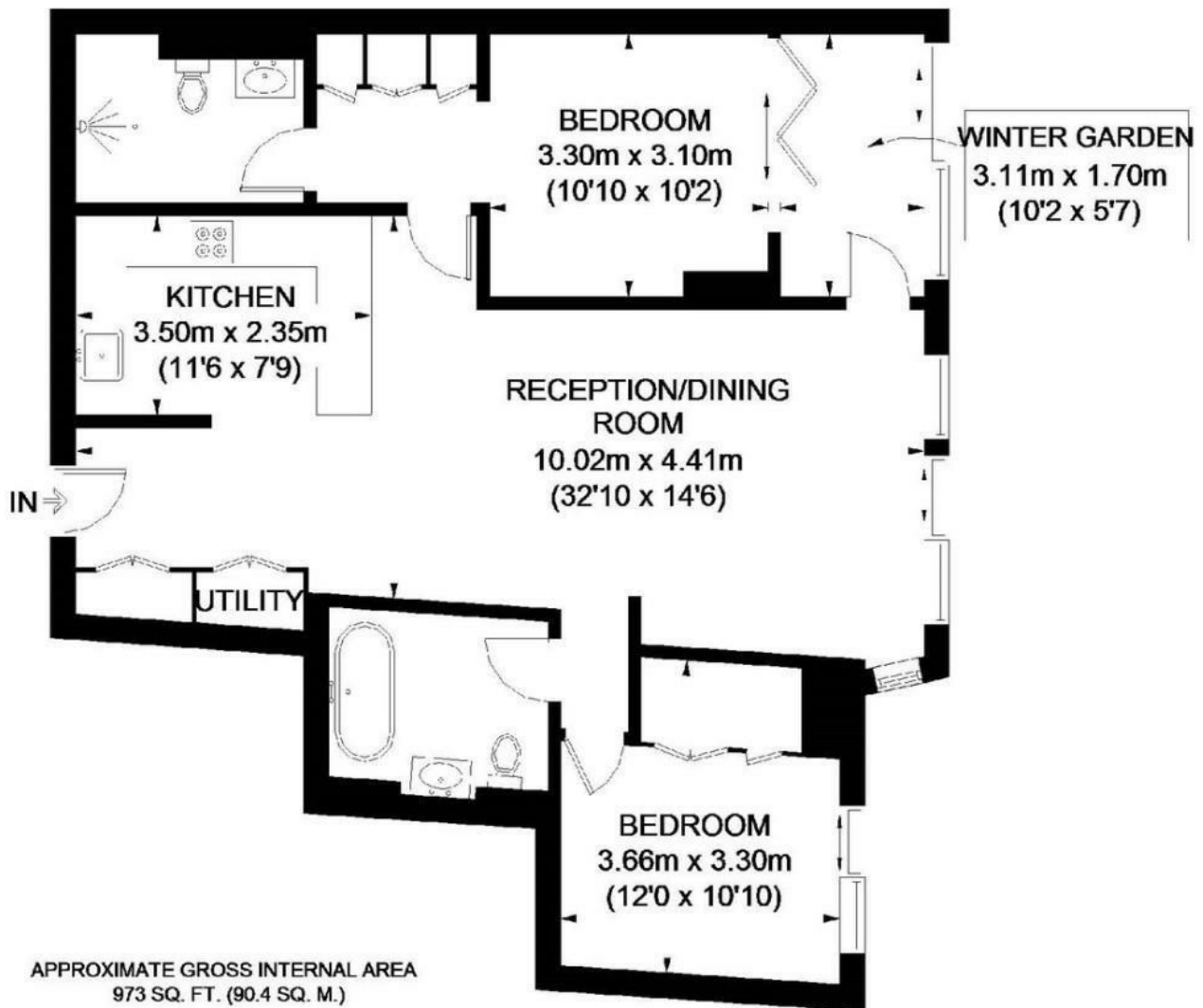
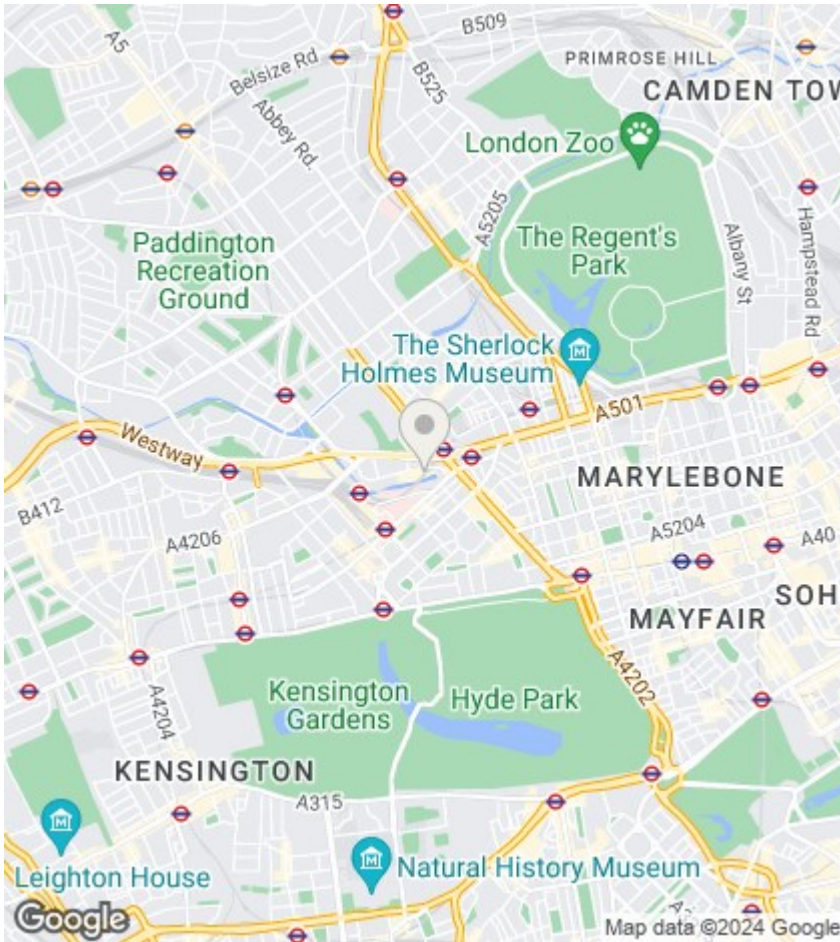


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016



Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	