



THE ESTATE COMPANY



Merchant Square, Paddington, London, W2 1AZ

£1,499,000

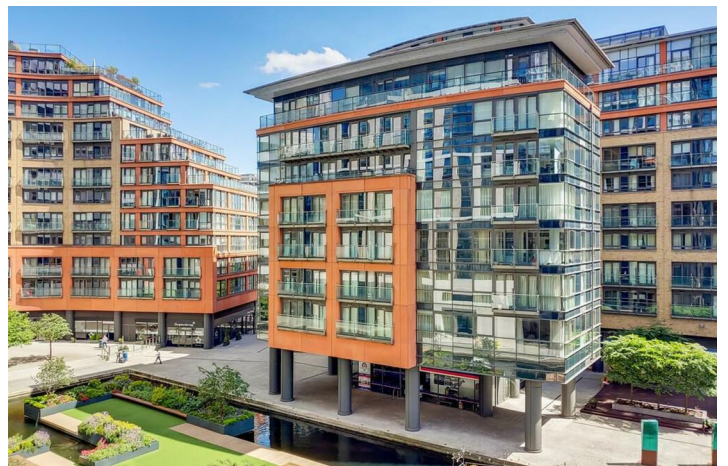
- Canal Views
- 24hour Concierge
- Lift Access
- Residents Lounge and Terrace
- Private Cinema
- 4th Floor
- Communal Garden
- Parking by Separate Negotiation

Apartment 409, 3 Merchant Square, London W2 1AZ

CANAL FACING SUPERB VIEWS contemporary two bedroom and two bathroom property positioned on the 4th floor of this sought after luxury development, with lovely views over the canal and Paddington basin. 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 parking by separate negotiation, a private cinema, meeting rooms available for booking, residents lounge and terrace.



Council Tax Band:






Merchant Square, W2


CAPTURE DATE
22/05/2020


LASER SCAN POINTS
47,582,934

GROSS INTERNAL AREA
87.6 Sqm / 942.8 Sqft



 **GROSS INTERNAL AREA (GIA)**
The footprint of the property.
87.6 Sqm / 942.8 Sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features.
Includes washrooms, restricted head
80.1 Sqm / 861.9 Sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft

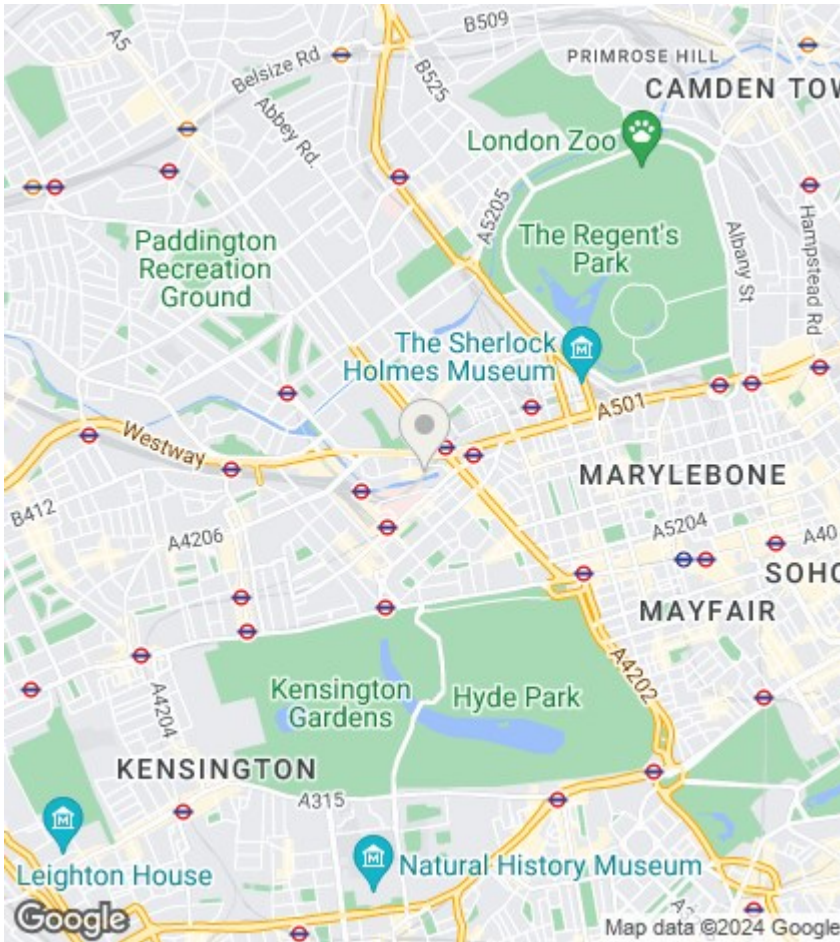


Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
87.0 Sqm / 936.9 Sqft

IPMS 3C RESIDENTIAL
81.0 Sqm / 871.5 Sqft

SPEC ID
5ebc0fc293ed780a25bab171



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 