



1503, 3 Merchant Square, Paddington, London, W2 1BF

Asking Price Of: £2,200,000



# Canal Facing | 15th floor | Spacious Living | 24 Hour Concierge | Resident lounge | Cinema | Meeting/Conference Rooms

## DESCRIPTION

Canal facing, modern apartment on the 15th floor of the sought after 3 Merchant Square. The property features a spacious open plan living and dining with bi-fold doors opening onto a large terrace with beautiful views of the canal. A modern kitchen with breakfast bar and fully fitted appliances. Principle bedroom with en-suite and a dressing area, two further bedrooms and family bathroom.

3 Merchant Square boasts a private residents cinema, resident lounge, 24 hour concierge and terrace. Merchant Square is set in the heart of the Paddington Basin with easy access to Paddington station and Edgware Road tube station and a great selection of restaurants, bars and cafes.

## KEY FEATURES

- Canal Facing
- 15th floor
- Spacious Living
- 24 Hour Concierge
- Resident lounge
- Cinema
- Meeting/Conference Rooms



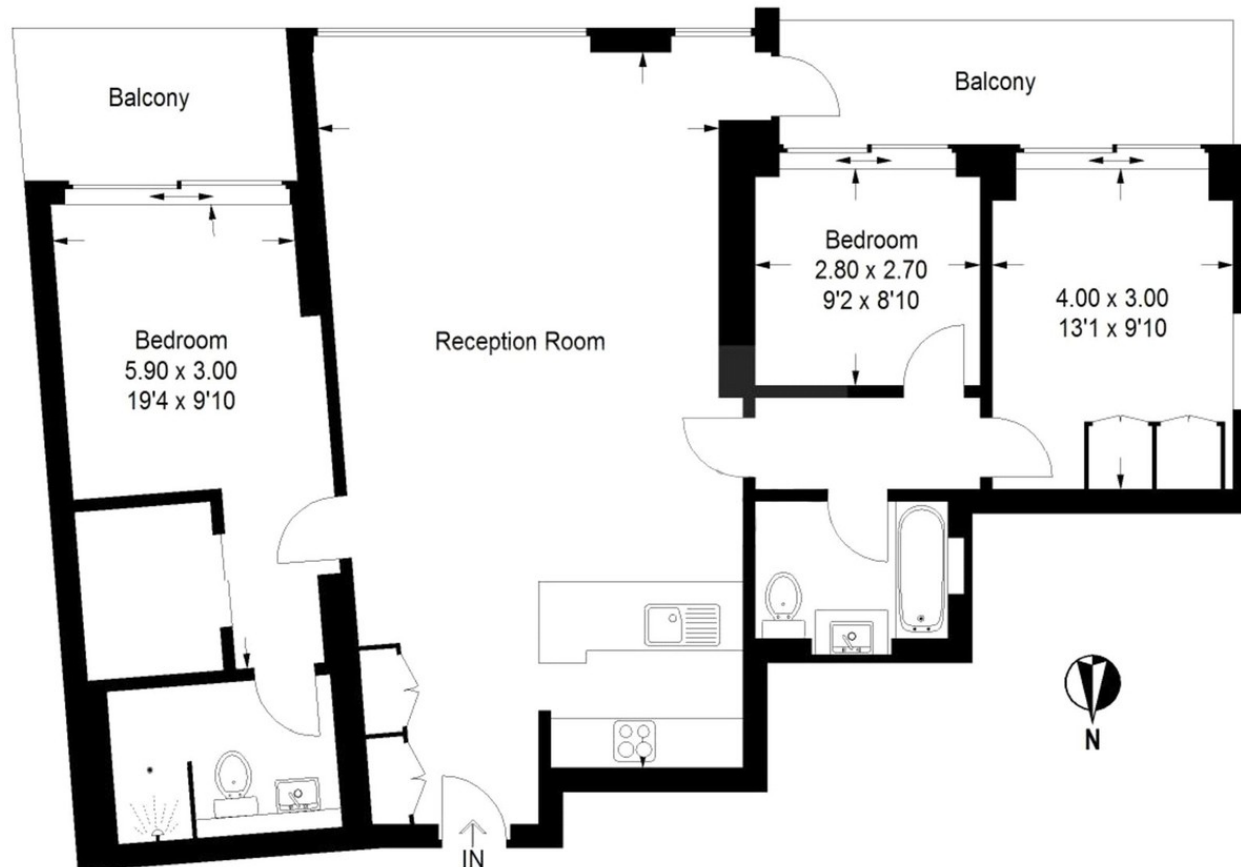




Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Merchant Square

Approximate Gross Internal Area = 105.2 sq m / 1132 sq ft



### ADDITIONAL INFORMATION

**Tenure:** Leasehold

**Local Authority:** Westminster City Council

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.