



1307, 3 Merchant Square, London, W2 1BF
£650 pw

Sherwoods



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Luxurious one bedroom apartment | 13th floor | New build apartment | Lutron lighting, climate

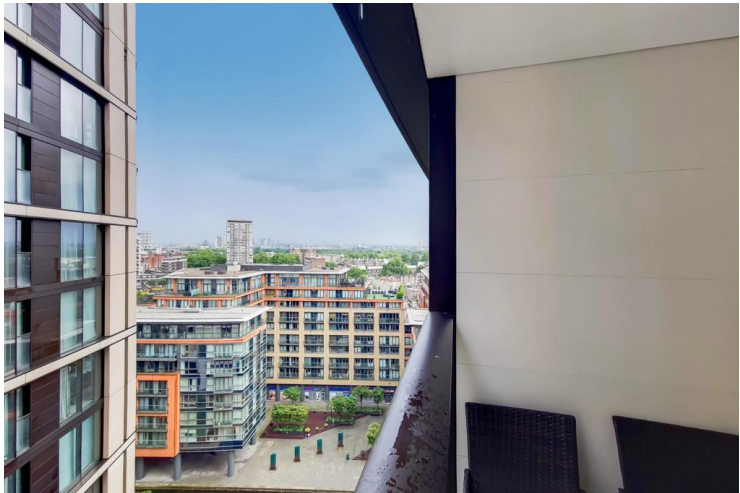
DESCRIPTION

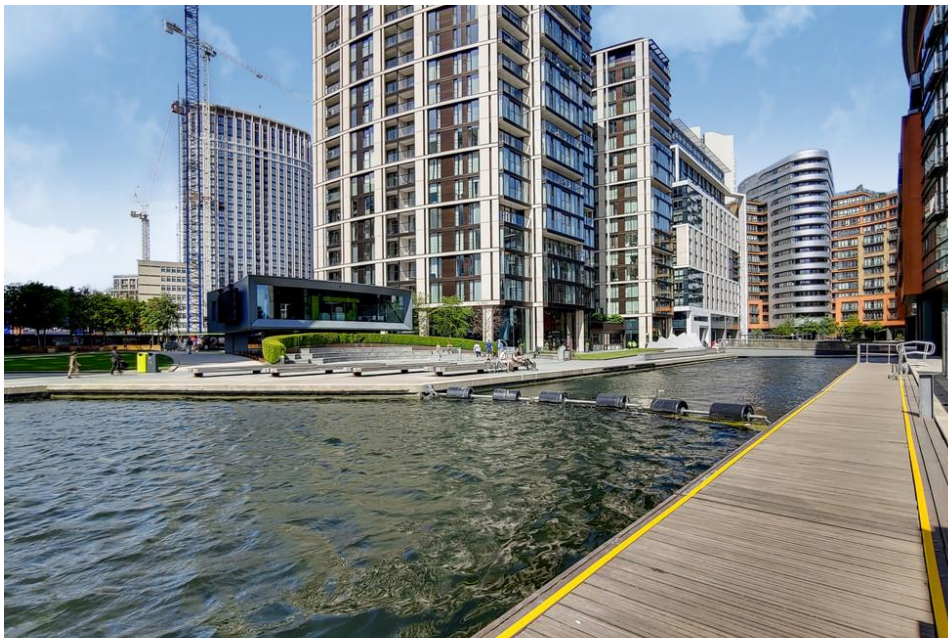
This is a luxurious one bedroom apartment on the 13th floor of this modern and sought after building. Fully furnished new build apartment with Lutron lighting, climate control, ceiling speakers and underfloor heating in the bathrooms. Open plan reception room with balcony area. Modern integrated kitchen with Miele appliances. Double bedroom with fitted wardrobes. Modern bathroom. Ample storage. 3 Merchant Square boasts a private residents cinema, lounge and terrace. Merchant Square is set in the heart of the Paddington Basin with easy access to Paddington station and Edgware Road tube station

KEY FEATURES

- Luxurious one bedroom apartment
- 13th floor
- New build apartment
- Lutron lighting, climate control, ceiling speakers
- Concierge
- Private residents cinema
- Fully furnished

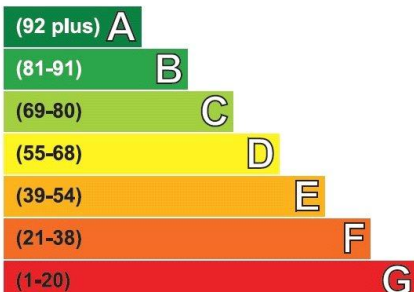






Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

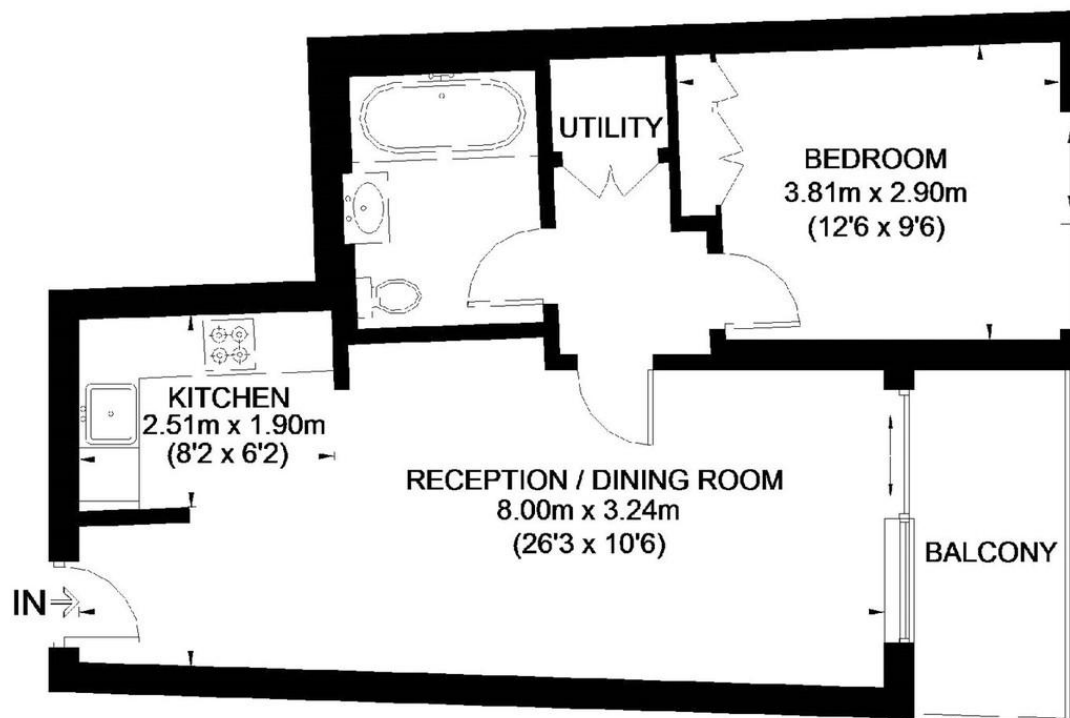
Current	Potential
83	83

ADDITIONAL INFORMATION

Tenure: %tenure%

Local Authority: Westminster City Council

MERCHANT SQUARE, PADDINGTON, LONDON, W2



APPROXIMATE GROSS INTERNAL AREA = 514 SQ. FT. (47.8 SQ.M)

TOTAL AREA INCLUDING BALCONY = 545.7 SQ.FT. (50.7 SQ.M)

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

