



## 17<sup>th</sup> floor, Merchant Square, London, W2

£1,595,000

- 17<sup>th</sup> floor
- 2 bedrooms
- 2 bathrooms
- Winter balcony
- 973 sq ft
- Substantial lower ground storage unit
- Residents lounge
- Cinema
- Conference/meeting rooms
- 24-hour concierge
- Great transport links

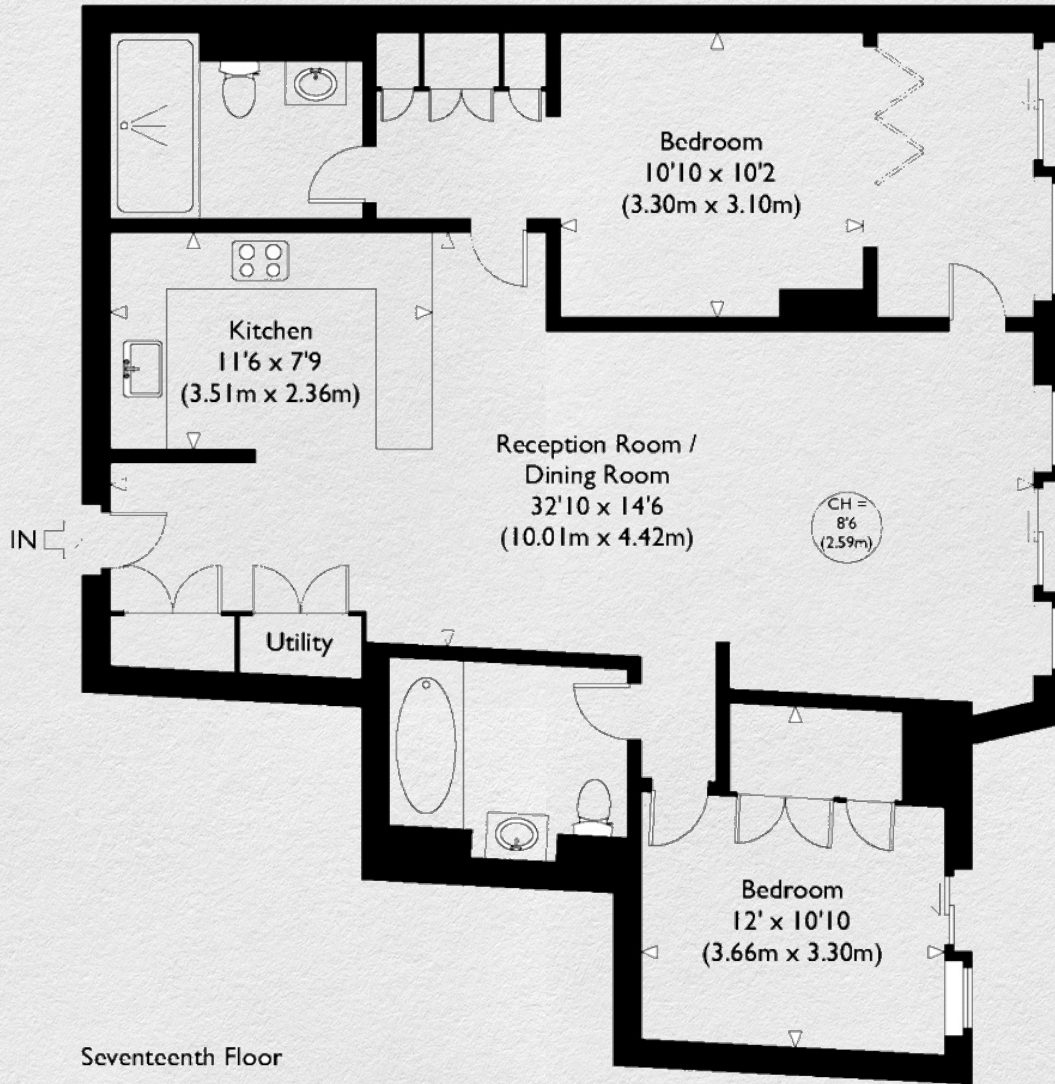
*Located in this new development in Paddington Basin, this spacious 2 bedroom apartment on the seventeenth floor boasts spacious living in a fantastic area. The accommodation comprises an impressive reception room and summer room which offers northerly views towards Maida Vale. A substantial lower ground storage unit is also included.*

*There's a smart open plan kitchen which features fully integrated appliances, breakfast bar and storage. On either side of the reception room are the bedrooms, the master bedroom has fitted wardrobes and an en suite shower room, while the second bedroom also has fitted wardrobes and is adjacent to a contemporary bathroom.*

*The nearest underground station is Paddington underground (District, Circle, Bakerloo and Hammersmith and City lines) and mainline (Network Rail and Heathrow Express) and Marble Arch (Central line) station is also easily accessible. Merchant Square is perfectly positioned for the imminent arrival of Crossrail in 2019 which will provide fast commutes into the City and Canary Wharf*



## Merchant Square



Address:	sq ft	bed	bath
17 <sup>th</sup> floor, Merchant Square, London, W2	973	2	2

*\*\* For illustration purposes only. Could not be to scale. One-London aims to ensure accuracy but is not liable for any discrepancies.*