



Let **UK** Home

1 Bedrooms

Flat

Located in London

**£3,445 Per Month**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



# 4B Merchant Square London

W2 1AN



Let UK Home are pleased to offer this stunning south facing interior designed apartment, set within the heart of the Paddington Basin and close to the popular West End Quay.

The apartment is situated on the twelfth floor of this prestigious building which features,concierge, lift service, and secure underground parking.

The stunning apartment comprises spacious living and entertaining space with a beautiful reception room with superb views, a superb modern fitted open plan kitchen, a good size one bedroom, one bathroom plus one WC and ample storage space.

The apartment offers easy access to superb transport links such as Paddington Train Station (Elizabeth line, Bakerloo, Hammersmith & City, Circle, District lines and Heathrow Express) Edgware Road (Circle, District and Bakerloo lines.

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- 12th Floor
- Private underground parking spaces
- Four minute walk from Edgware Road underground station
- Video Entry
- Digital TV

- concierge service
- Available Furnished or Unfurnished
- Lifts
- CCTV





Let **UK** Home

3F 2 Eastbourne Terrace  
Paddington  
London  
W2 6LG

01795 358 886

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**Council Tax Band: E**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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