



Let **UK** Home

3 Bedrooms

Flat

Located in London

£7,150 Per Month



info@letukhome.co.uk

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

01795 358 886



4B Merchant Square East London

W2 1AN



Let UK Home are excited to offer this contemporary three-bedroom apartment in 4B Merchant Square located waterside, in the modern Paddington Basin.

The stunning south facing interior designed apartment is situated on the fifth floor of this prestigious building which features concierge service, lift service, and secure underground parking.

The apartment comprises spacious living and entertaining space with a beautiful reception room with superb views over the Grand Union Canal, a superb modern fitted open plan kitchen, three bedrooms, a family bathroom, guest cloakroom, and ample storage space.

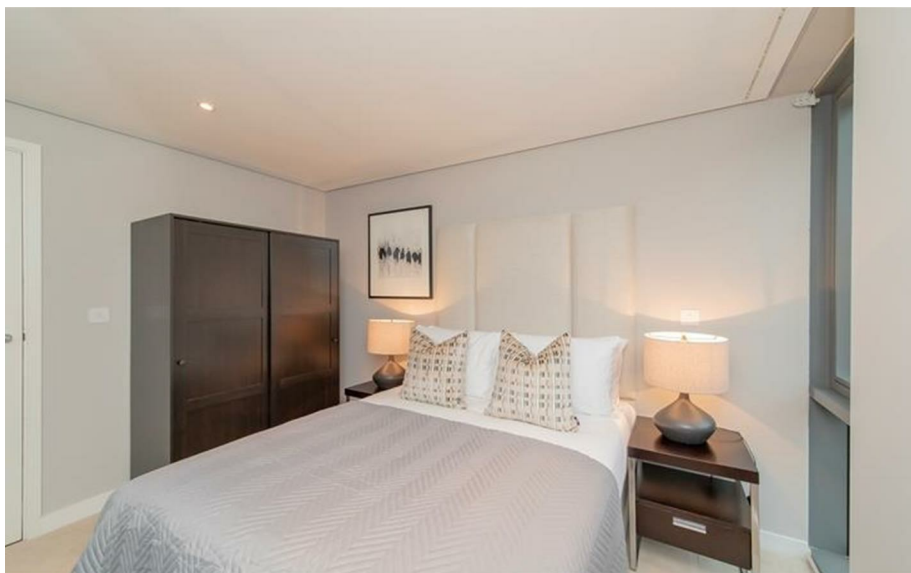
The apartment offers easy access to superb transport links such as Paddington Train Station (Elizabeth Line, Bakerloo, Hammersmith & City, Circle, District lines and Heathrow Express) Edgware Road (Circle, District and Bakerloo lines).

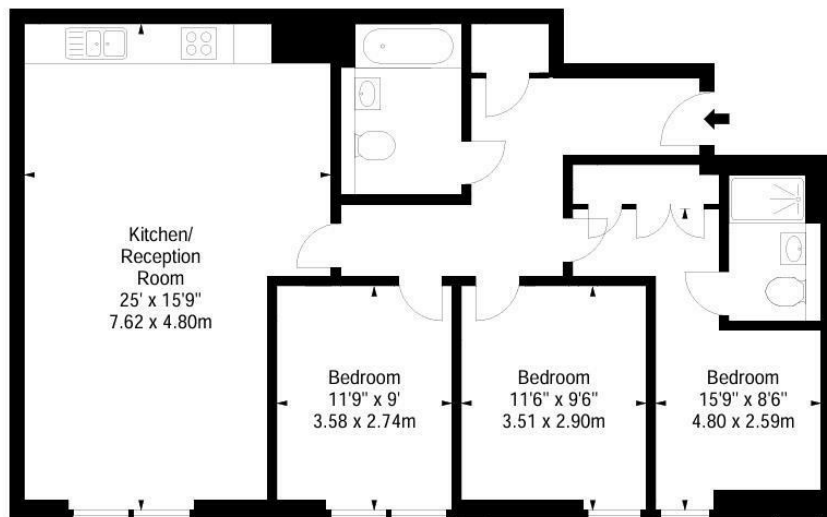
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- 5th Floor
- Private underground parking spaces
- On-site building manager | Superfast broadband
- Concierge service
- Available furnished or unfurnished | Pet Friendly
- Video Entry





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3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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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) A | | |
| (81-91) B | | |
| (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 | | |

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