

# CROFT ESTATES

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## LONDON



## Merchant Square East London W2

This four bedroom penthouse apartment is situated on the fifteenth floor of this prestigious building which features a concierge service, lift service, and secure underground parking.

The stunning apartment comprises spacious living and entertaining space with a beautiful reception room, a large terrace offering breathtaking views over London, 2 x Reading Balconies, a superb modern fitted open plan kitchen, four bedrooms, three bathrooms and storage space.

Tenants benefit from a dedicated building manager who is on hand to assist with any property related issues and a dedicated team of maintenance experts and provide a 24-hour emergency helpline.

**£11,050 Per month**

# Merchant Square East

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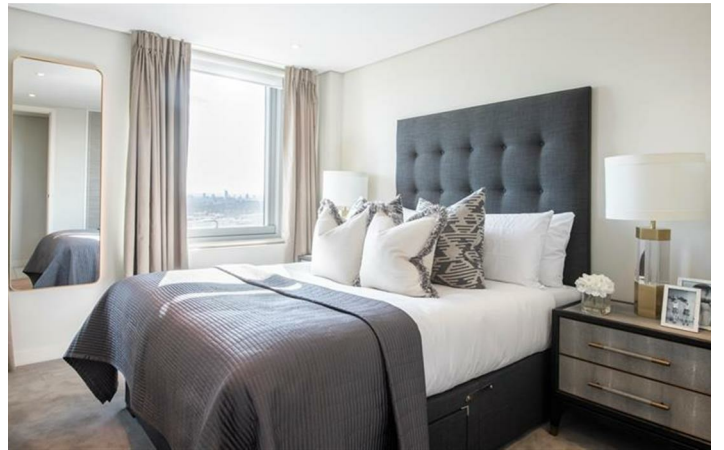


- Penthouse Apartment
- Large Private terrace
- Private underground parking space
- 4 bedrooms
- 2 x reading balconies
- Available furnished or unfurnished
- 3 bathrooms
- Central Location
- concierge service



## Directions

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



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Suite 58 Hampstead House 176 Finchley Road, London, NW3 6BT  
Tel: +44 (0)20 3830 8882 Email: enquiries@croftstates.com croftstates.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	