

WATERSIDE






{ 4 MERCHANT SQUARE LONDON W2
£2,300 PER WEEK AVAILABLE 14/03/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

4 Merchant Square London W2

£2,300 Per Week
Furnished

 4 Bedrooms
 3 Bathrooms
 1 Reception

Features

Four double bedrooms, Three bathrooms, Balcony, 14th floor with lift, South facing view, Concierge, Flexible furnishings, Secure underground parking

Council Tax

Council tax band not specified

Hamptons
Unit 43, 4 Merchant Square East
Paddington, London, W2 1AQ
020 7723 0592
paddingtonlettings@hamptons.co.uk
www.hamptons.co.uk

{ FOUR DOUBLE BEDROOM APARTMENT WITH 14TH FLOOR BALCONY AND VIEW

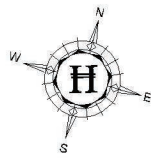
The Property

Well presented 14th floor four double bedroom apartment with an impressive south facing view over London from the balcony, and offering over 1500 sq ft of lateral space. This modern development offers an experienced concierge and on-site building management, as well as secure underground parking with lift access. There is also flexibility with furnishings to suit, subject to an offer.

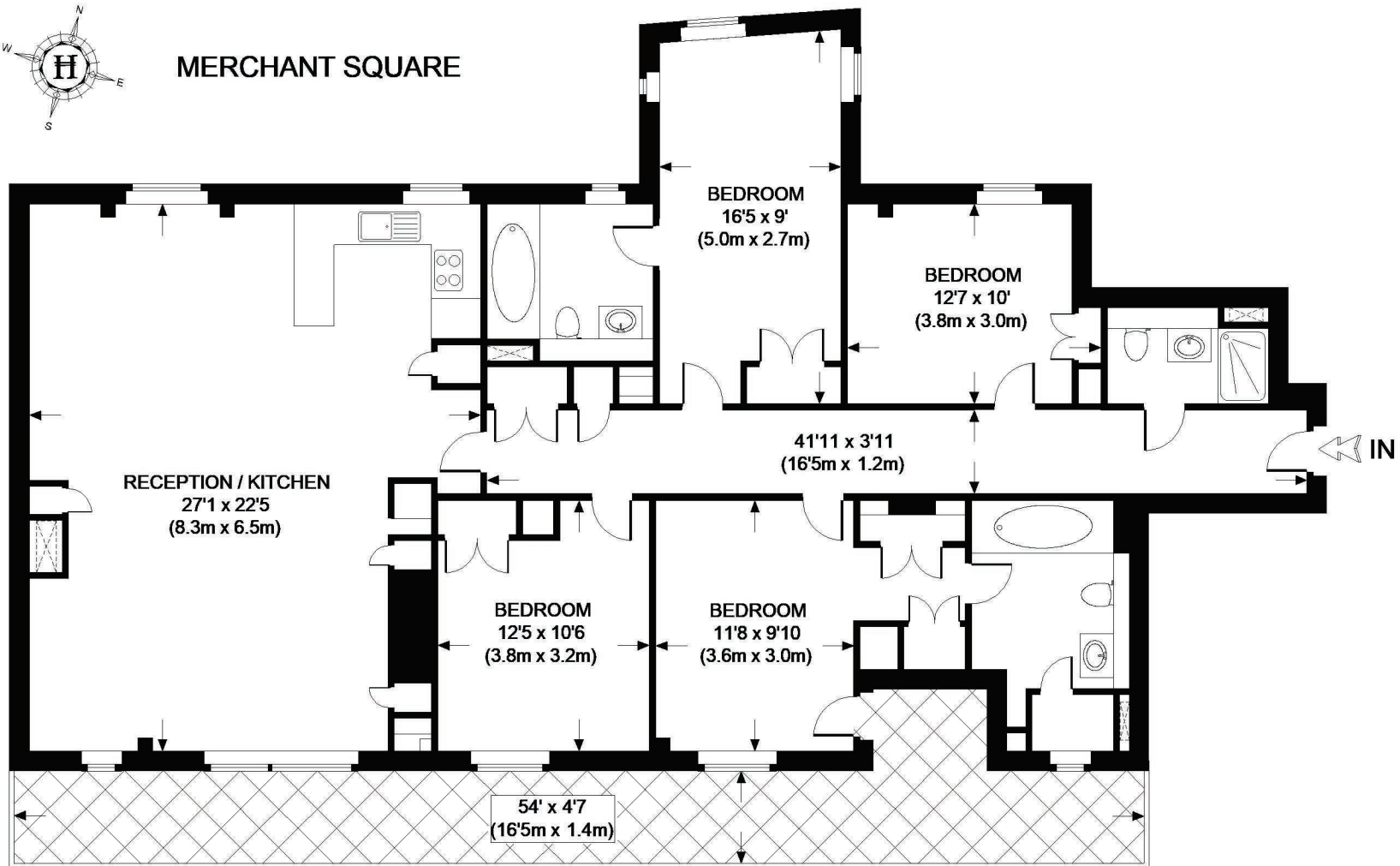
Location

Merchant Square is ideally located for easy access to Paddington Station, where you will find the Heathrow Express, overground rail, underground tube links (Bakerloo, Circle, District and Hammersmith & City lines) and the CrossRail due in 2019. Hyde Park is a short walk away, as well as the amenities and shopping available on Oxford Street.





MERCHANT SQUARE



FOURTEENTH FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1582 SQ.FT. (147 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon it.

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	80	80
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

