






**4 MERCHANT SQUARE PADDINGTON W2**  
**£5,178 PER MONTH** AVAILABLE NOW

**Hamptons**  
THE HOME EXPERTS

# { THE PARTICULARS

4 Merchant Square Paddington W2

£5,178 Per Month  
Furnished

-  3 Bedrooms
-  2 Bathrooms
-  1 Reception

## Features

- Three double bedrooms, - Two bathrooms, - 1st floor with lift, - 24hr Concierge, - Underground parking, - Flexible on furnishings, - Professional management

## Council Tax

Council Tax Band G

Hamptons  
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# { A BEAUTIFULLY PRESENTED THREE BEDROOM APARTMENT TO LET.

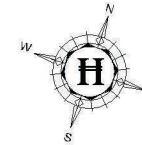
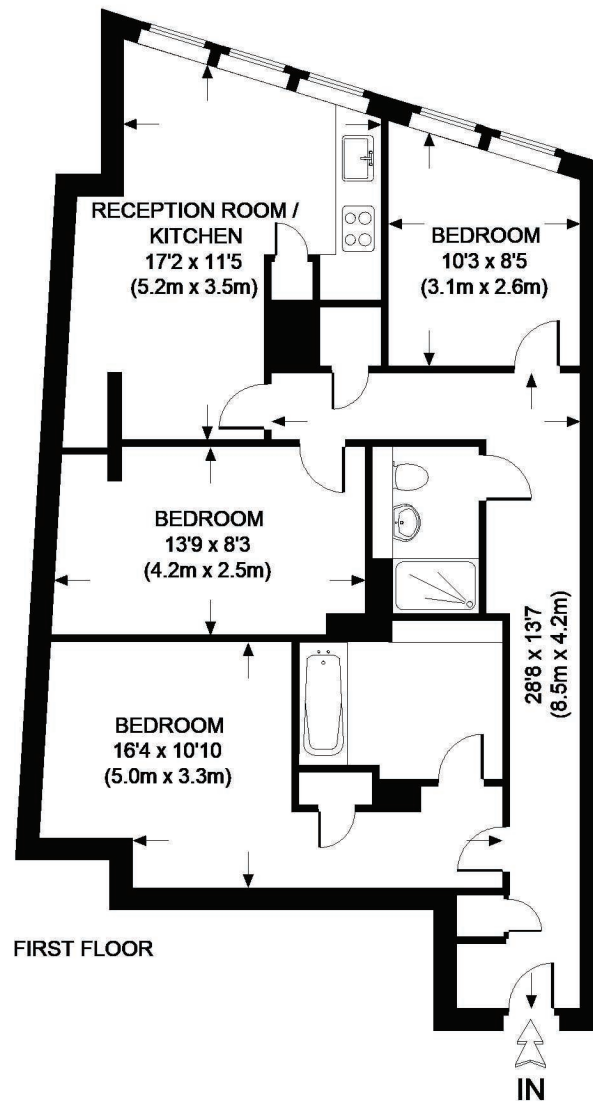
## The Property

A beautifully presented three double bedroom apartment to let. Situated on the 1st floor of the popular 4B Merchant Square development and offering over 803 square feet of living space. Accommodation comprises a spacious open plan kitchen and reception room, three double bedrooms and two bathrooms (one ensuite). Finished with neutral décor and a mix of hard wood floors and neutral carpets. Benefits include 24 hour concierge, lift access, an onsite management team and secure underground parking available by separate negotiation. Located within close proximity of Paddington and Edgware Road transport links and local amenities. Offered fully furnished and available now.

## Location

Merchant Square is ideally located for easy access to Paddington Station, where you will find the Heathrow Express, overground rail links and underground tube links (Bakerloo, Circle, District and Hammersmith & City lines).





MERCHANT SQUARE

APPROXIMATE GROSS INTERNAL AREA = 802 SQ.FT. (75 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		
Energy efficient - lower running costs	B	85	86
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

