

WATERSIDE



{ 4 MERCHANT SQUARE PADDINGTON W2
£1,650 PER WEEK AVAILABLE 19/09/2025




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

4 Merchant Square Paddington W2

£1,650 Per Week
Furnished

 3 Bedrooms
 2 Bathrooms
 1 Reception

Features

- Three double bedrooms, - Two bathrooms, - 14th floor with lift, - South facing terrace, - Concierge, - Underground parking, - Flexible on furnishings, - Professional management

Council Tax

Council Tax Band G

Hamptons
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Paddington, London, W2 1AQ
020 7723 0592
paddingtonlettings@hamptons.co.uk
www.hamptons.co.uk

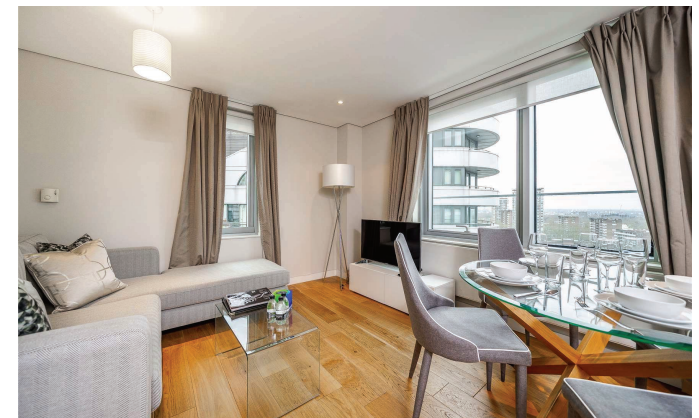
{ THREE BED 14TH FLOOR APARTMENT WITH SOUTH FACING VIEWS & TERRACE

The Property

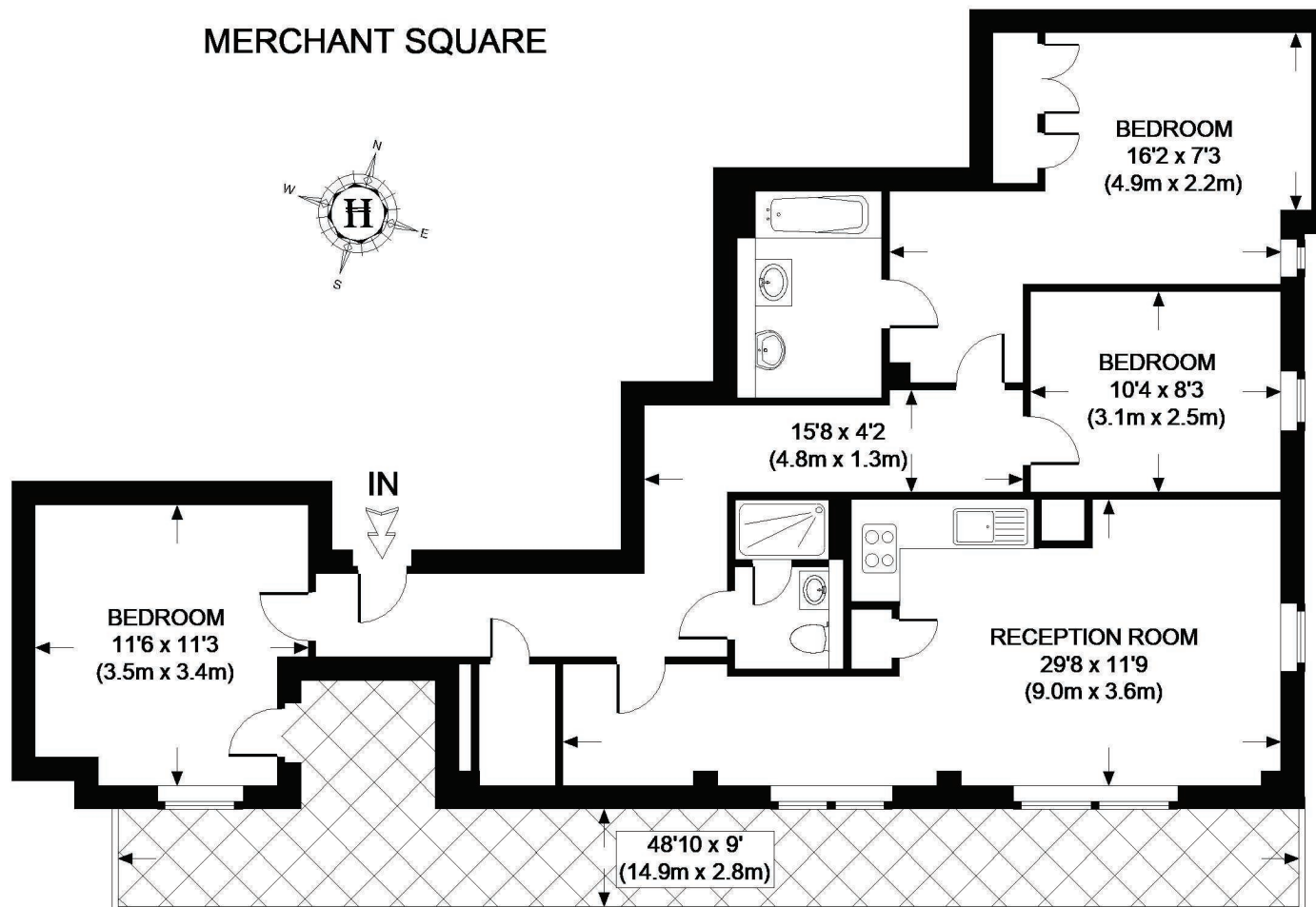
A beautifully presented three bedroom apartment to let. Situated on the 14th floor of a modern development which benefits from canal views and 24 hour concierge. Offering over 950 square feet of living space and with accommodation comprising a spacious open plan kitchen and reception room, principle bedroom with ensuite bathroom and fitted wardrobes, two further double bedrooms and second bathroom. Finished with neutral décor and a mix of hard wood floors and neutral carpets. Offered furnished and available now. Located close to Paddington and Edgware Road transport links and local amenities.

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). Hyde Park is a short walk away, as are the independent shops and restaurants in Connaught Village and Little Venice.



MERCHANT SQUARE



FOURTEENTH FLOOR

APPROXIMATE GROSS INTERNAL AREA = 904 SQ.FT. (84 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)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	85	85
England & Wales	EU Directive 2002/91/EC	

