



{ 4 MERCHANT SQUARE PADDINGTON W2  
£950 PER WEEK AVAILABLE 23/10/2025

**Hamptons**  
THE HOME EXPERTS

# { THE PARTICULARS

4 Merchant Square Paddington W2

£950 Per Week  
Furnished

 2 Bedrooms  
 2 Bathrooms  
 1 Reception

## Features

- Two bedroom, - Two bathroom, - Seventh floor, - Lift access, - Furnished, - 24 hour concierge, - Available Immediately

## Council Tax

Council Tax Band F

Hamptons  
Unit 43, 4 Merchant Square East  
Paddington, London, W2 1AQ  
020 7723 0592  
[paddingtonlettings@hamptons.co.uk](mailto:paddingtonlettings@hamptons.co.uk)  
[www.hamptons.co.uk](http://www.hamptons.co.uk)

## The Property

A well presented 2 double bedroom apartment to let. Located on the 7th floor of a modern development which benefits from 24 hour concierge and lift access. Located within the popular Paddington Basin and moments from local transport links including the Heathrow Express from Paddington Station and both Edgware Road and Paddington underground Stations. Accommodation comprises an open plan kitchen and reception room, two double bedrooms, an ensuite bathroom and a second bathroom. Finished with neutral décor and a mix of hard wood floors and neutral carpets. Offered furnished and available immediately.

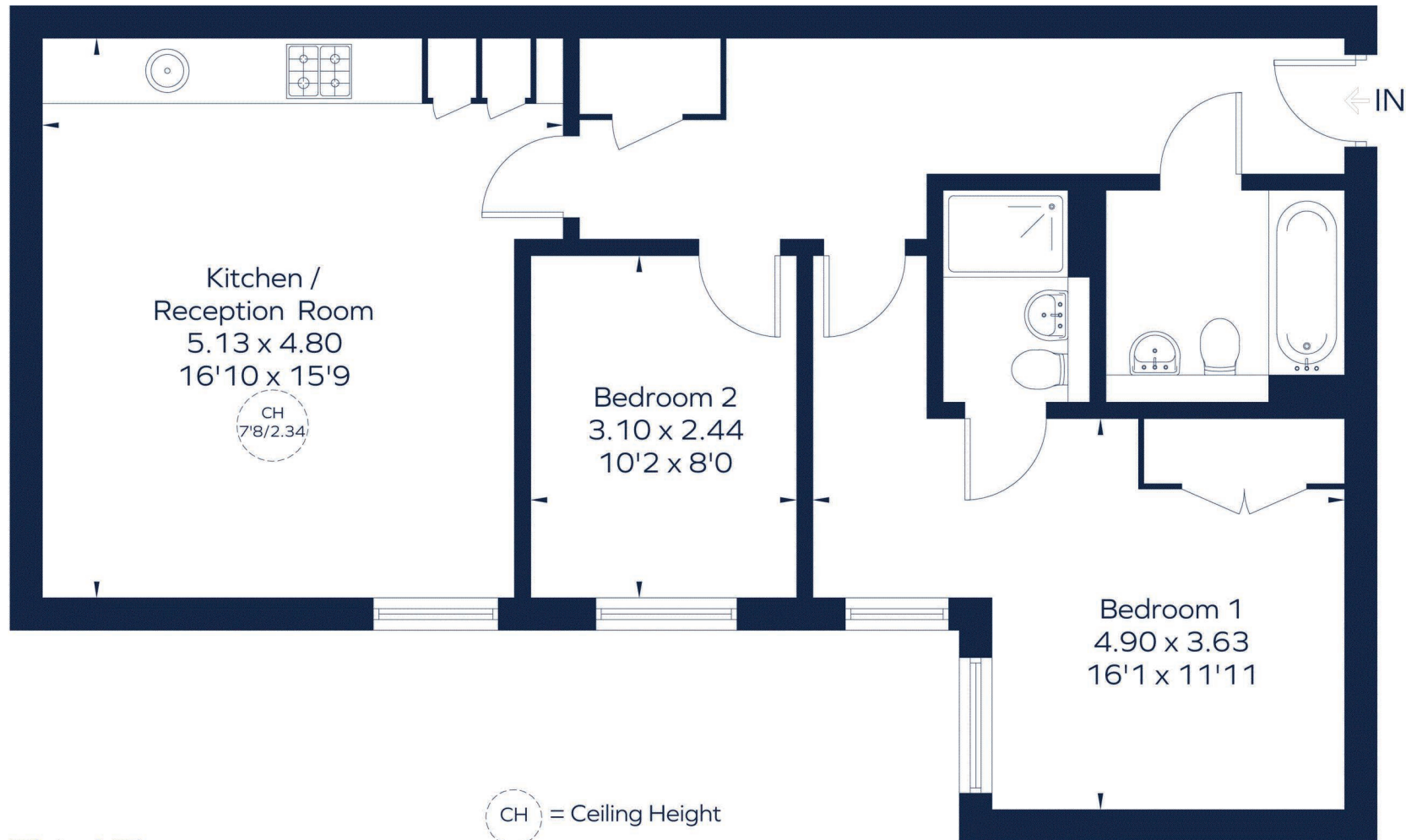




# MERCHANT SQUARE EAST

Approximate Gross Internal Area

Third floor = 713 sq. ft. (66.2 sq. m.)



## Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
ID 982328

### 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                        |                         |           |
|-------------------------------------------------|-------------------------|-----------|
| How energy efficient does the building perform? | Current                 | Potential |
| A (84-92)                                       |                         |           |
| B (69-83)                                       |                         |           |
| C (54-68)                                       |                         |           |
| D (39-53)                                       |                         |           |
| E (29-38)                                       |                         |           |
| F (22-28)                                       |                         |           |
| G (1-21)                                        |                         |           |
| Not energy efficient - higher running costs     |                         |           |
| England & Wales                                 | EU Directive 2002/91/EC |           |



Awaiting Photograph