



Merchant Square East
London, W2





This large three double bedroom apartment has spacious living and entertaining space with a beautiful reception room, offering breath-taking views over London and the Paddington Basin. It also comprises a striking modern open plan kitchen, three spacious bedrooms, two luxurious bathrooms and ample storage space.

This prestigious building set off Paddington Basin features a concierge, lift service, CCTV and secure underground parking.

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

- Three bedroom
- Two bathroom
- One reception
- 12th floor

£8,211.67 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

Energy Efficiency Rating		
Most energy efficient - lower running costs	Current	Potential
A (91-100)	B6	B6
B (81-90)		
C (71-80)		
D (61-70)		
E (51-60)		
F (41-50)		
G (31-40)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Minimum Term: 6 months
Deposit Required: Six weeks
Local Authority: City Of Westminster
Council Tax Band: G
EPC Rating: B
Furnished, Part Furnished, Unfurnished

Chestertons Hyde Park & Marylebone Lettings

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