

Merchant Square, Paddington W2



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A contemporary one bedroom apartment located on the tenth floor of this fabulous modern waterside development which offers fantastic living space and wonderful views across the Grand Union canal.

The accommodation comprises a dual aspect reception room with ample space for dining, fully integrated open plan kitchen including microwave and wine fridge, principal bedroom with built-in wardrobe and a fully tiled bathroom. The property further benefits from comfort cooling, and onsite concierge located in the impressive entrance foyer, communal terrace and residents screening room.



Guide price: £749,990

Tenure: Leasehold: approximately 969 years remaining

Service charge: £7,225.42 per annum, reviewed every year, next review due 2025

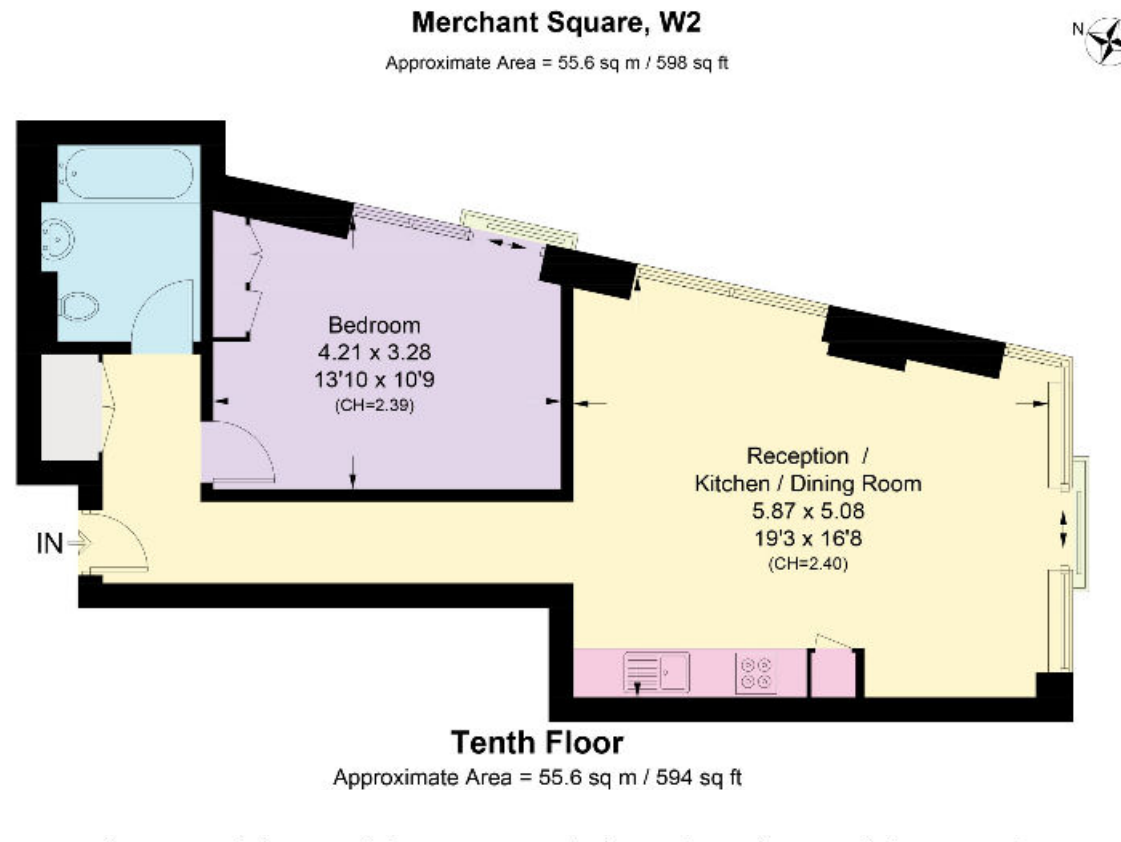
Ground rent: £398.75 per annum. We have been unable to confirm the next review date.

Local authority: City of Westminster

Council tax band: E



We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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