



Merchant Square | Paddington
London | W2

This immaculate & brand new TWO DOUBLE BEDROOM apartment is situated within the heart of the Paddington Basin known as Merchant Square East.

The apartment comprises of TWO DOUBLE BEDROOMS with inbuilt storage throughout, Master bedroom en-suite, as well as a stunning family bathroom.

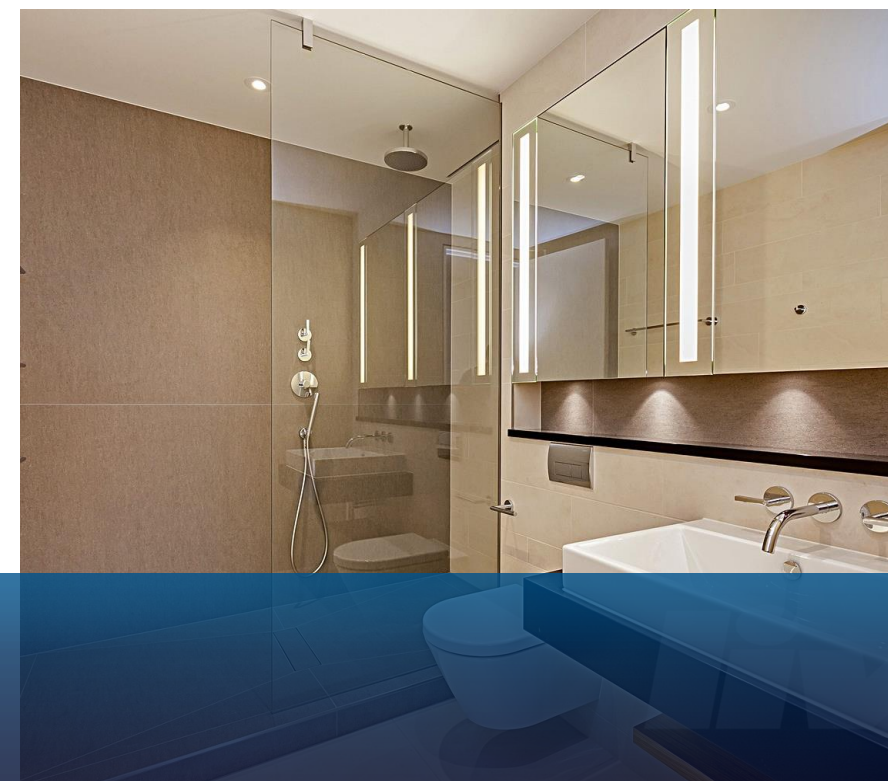
The open plan reception area includes spacious entertaining space with oak wood flooring throughout.

The open-plan kitchen integrated with well-known appliances. The complex includes lift access, 24 hour on-site concierge and underground parking space.

Ideally situated close to plenty of bars shops and restaurants and within minutes' walk of Paddington Underground station (Hammersmith & City, Bakerloo and District & Circle lines) and Mainline (National Rail & Heathrow Express)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	✗	✗	(92-100) A	✗	✗
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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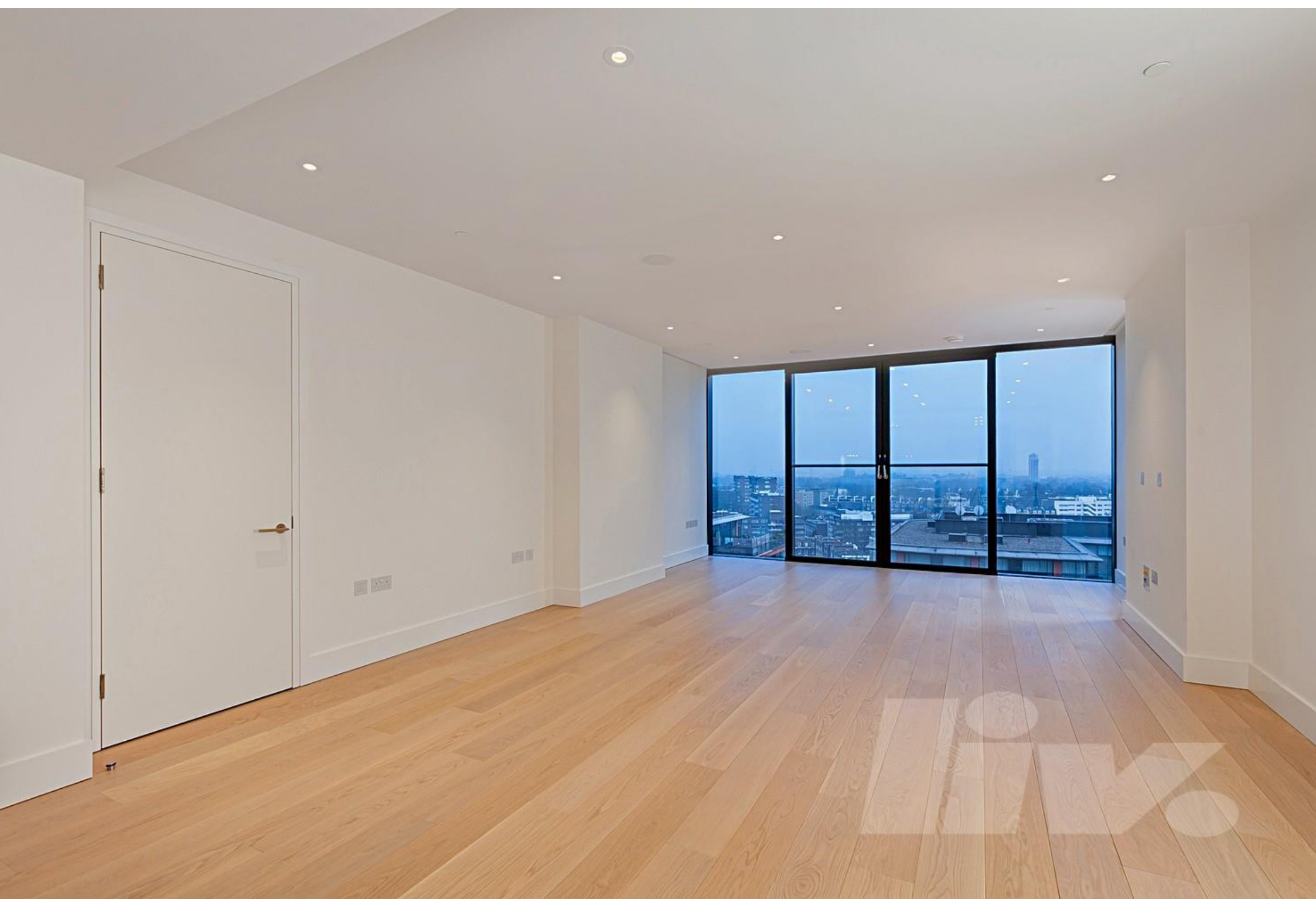














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