



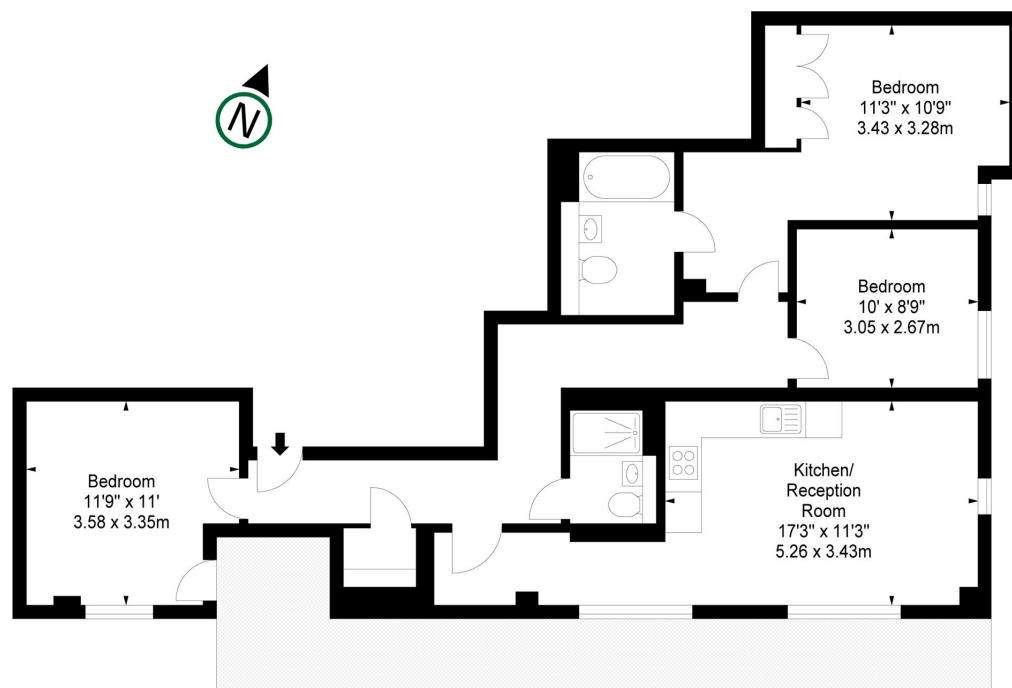
INTERLET

MERCHANT SQUARE, PADDINGTON, LONDON, W2
£1,590 PW



A spectacular three-bedroom apartment with a large balcony set in the heart of Paddington, London W2. Situated on the fourteenth floor of a prestigious building, this stunning property comprises a spacious living and entertaining area, a large balcony offering incredible views over London, a fully-fitted designer kitchen equipped with all modern appliances, three superb double bedrooms, two bathrooms, and ample storage space. Tenants also benefit from a dedicated building manager who is on hand to assist with any property-related issues, a concierge service, a lift, and secure underground parking. Adjacent to the Grand Union Canal, Merchant Square is a new development conveniently located moments from an array of amenities in Paddington, including restaurants, shops, cafes, and local pubs. For transport links, Paddington (Hammersmith & City, Circle, and District Lines) and Edgware Road (Circle, District, and Bakerloo Lines) provide easy access into the City of London. West End amenities are a leisurely walk away through tree-lined streets and green open spaces.[...]

l e t t i n g s @ i n t e r l e t . c o m
+ 4 4 (0) 2 0 7 7 9 5 6 5 2 5
w w w . i n t e r l e t . c o m



Important Notice

Interlet and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property, either here or else where. The particulars do not form part of any offer part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements, distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other contents and Interlet have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise in the area before you make an offer.

| Energy Efficiency Rating | | |
|----------------------------------------------------------------|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |
| Address: Flat 1408, 4b, Merchant Square, Paddington, London, W | | |

interlet

SALES & LETTINGS

Welcome home.