



4 Merchant Square,  
Praed Street, W2

£1,195 Per Week,

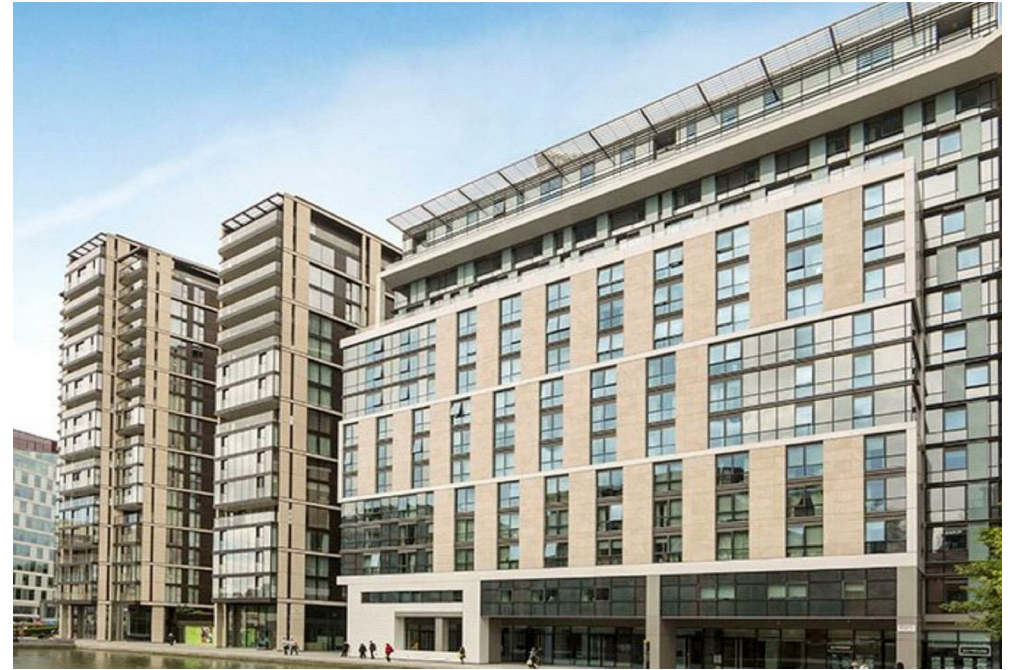
NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF





## Description

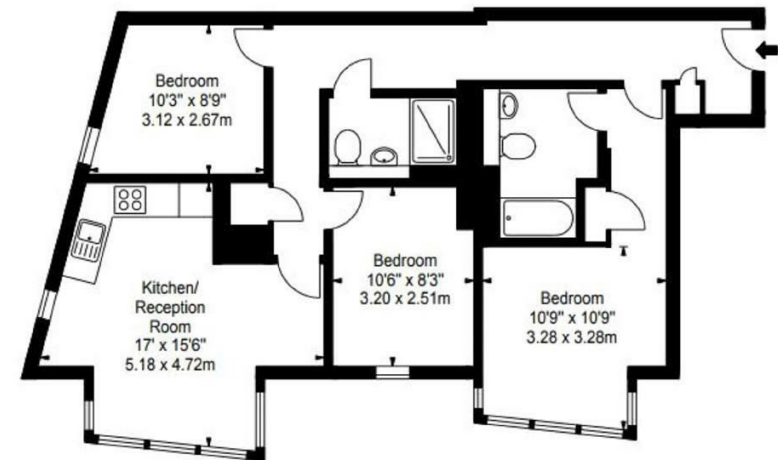
This spacious, interior designed, three-bedroom apartment is set within a modern block in the sought-after Paddington Basin. This modern apartment comprises a beautiful reception room with superb views, a modern fitted open plan kitchen, three bedrooms, two bathrooms and ample storage space. Benefitting from comfort cooling, this lateral property is situated on the fourth floor of this prestigious building which features a concierge, lift service, CCTV and secure underground parking. Residential Land also offer exclusive deals and discounts in local restaurants and gyms specifically to 4B Merchant square tenants. Please contact the building manager for more information. The apartment offers easy access to great transport links such as Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) Edgware Road (Circle, District and Bakerloo lines).

3 Bedrooms : 2 Bathrooms : Concierge : Lift : Comfort Cooling : EPC Rating B : Westminster Council Tax Band G

## Key Features

## Terms

Additional costs will apply for; referencing (£36 per person & guarantor); administration (£240); renewal/extensions (£120); check-out inventory & cleaning (variable); special requests (variable). Security Deposits also apply to all tenancies.



IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.