



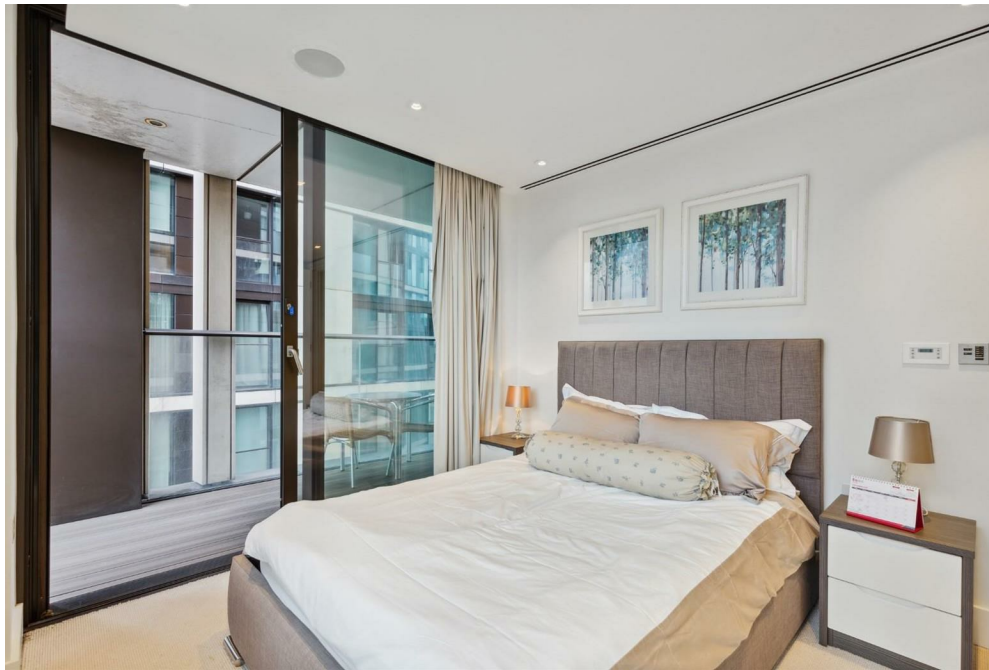
3 Merchant Square,
, W2

Asking Price £800,000, Leasehold

NAPIER WATT

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Description

Napier Watt is delighted to present this contemporary one-bedroom apartment in the highly sought-after 3 Merchant Square, located in Paddington Basin.

This impressive waterside development is designed and furnished to an exceptional standard. Situated on the 8th floor, the apartment features a sleek, fully-fitted kitchen that flows into a spacious reception area with dining space. The large bedroom offers direct access to the balcony, which is also accessible from the living room, allowing for ample natural light.

Residents benefit from a 24-hour concierge service and luxury amenities, including a resident cinema room, lounge and communal terrace. This prime location boasts excellent transport links via rail and Underground, with a wide array of local amenities providing a vibrant lifestyle and frequent events.

Key Features

- MODERN BUILT
- COMFORT COOLING
- CLOSE TO LOCAL AMENITIES (SUPERMARKET & RESTAURANTS)
- RESIDENTS CINEMA ROOM, LOUNGE & TERRACE
- 24 HOURS CONCIERGE
- BALCONY
- MINUTES WALK TO PADDINGTON STATION

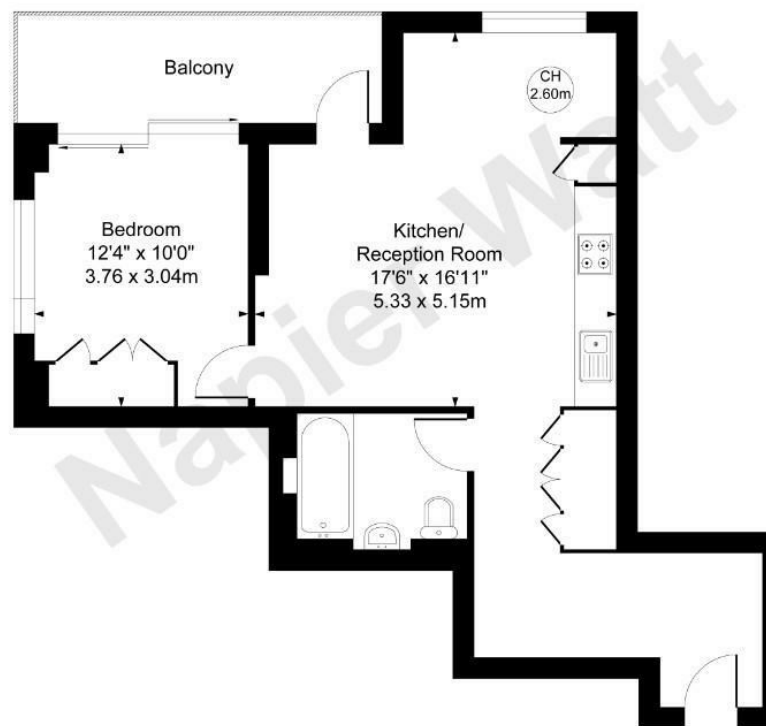
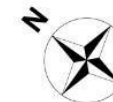
Terms

Leasehold - 970 years remaining
 Service Charge - £7000 per annum
 Ground Rent - £400 per annum

Merchant Square, W2

Approx. Gross internal Area 563 Sq Ft - 52.38 Sq M

Key :
 CH - Ceiling Height



Eighth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only

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.