



, 3 Merchant Square,
, W2

Asking Price £1,395,000, Leasehold

NAPIER WATT

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Description

Napier Watt are proud to present this stunning ninth floor apartment (with lift) in this new development within Paddington Basin. The property consists of master bedroom with dressing area and en suite shower room, second double bedroom, one bathroom, reception room and a fully fitted, open plan kitchen.

Further benefits include underfloor heating, comfort cooling and 24 hour concierge. Adjacent to the Grand Union Canal, Merchant Square is a new development and it is conveniently located moments from the transport and shopping amenities of Paddington. EPC Rating B.

Entrance Hall : Reception Room : Open Plan Kitchen : Master Bedroom With Ensuite : Second Bedroom
Bathroom : Winter Gardens : Lifts : Comfort Cooling : Concierge :

Key Features

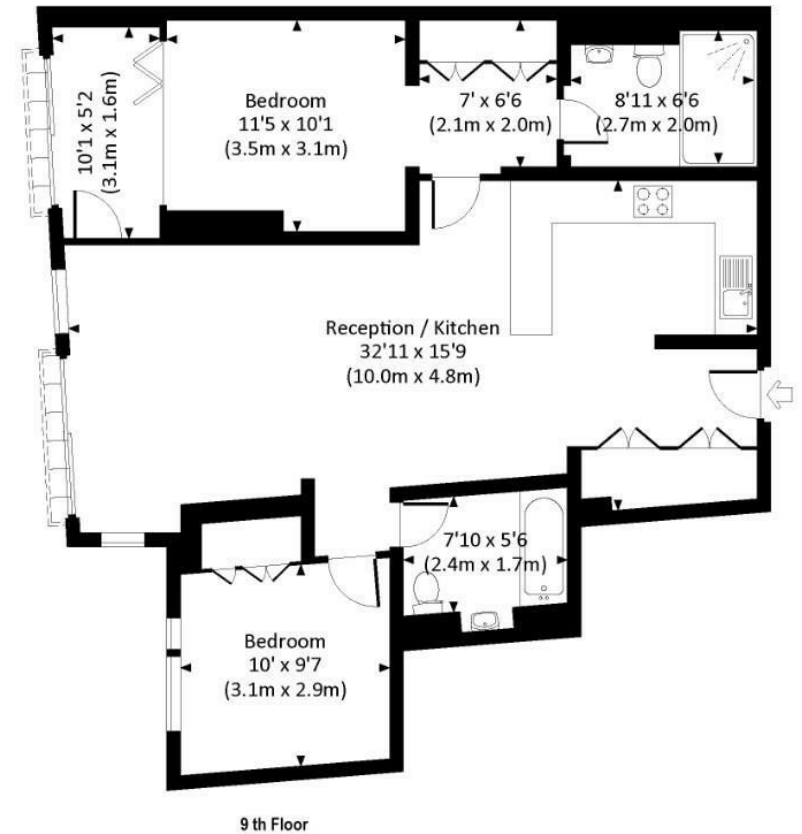
- 24 HOUR CONCIERGE
- WINTER GARDEN
- COMMUNAL TERRACE
- COMFORT COOLING
- 9TH FLOOR WITH LIFT
- CINEMA ROOM
- BUSINESS LOUNGE
- ADJACENT TO THE CANAL

Terms

Leasehold 999 from March 1995 ie 976 years remaining
Service Charge : £5,839 per half year
Ground Rent £512 per Annum
EPC :
Westminster Council Tax : F

MERCHANT SQUARE, W2

Approx. gross internal area
944 Sq Ft. / 87.7 Sq M.



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.