



4B Merchant Square,  
Paddington, W2

£1,190 Per Week,

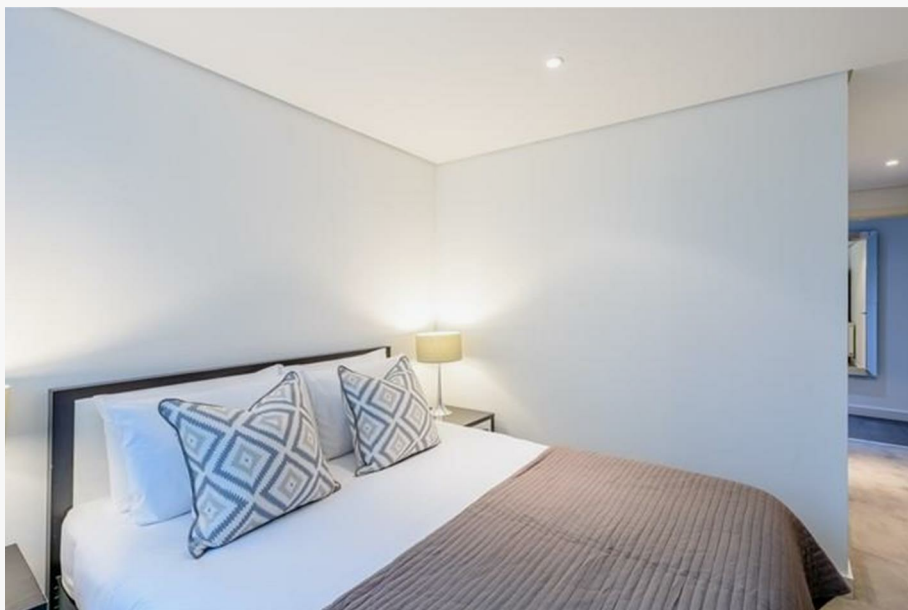
NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

A bright and well-presented three-bedroom apartment situated on the first floor (with lift) of this sought-after development in Paddington Basin. The interior is elegantly designed over approximately 803 sq ft/ 74.60 sqm and comprises a living room, open plan modern kitchen, master with en-suite, a further two double bedrooms and a shower room. The building benefits from 24-hour concierge, lift service, and secure underground parking.

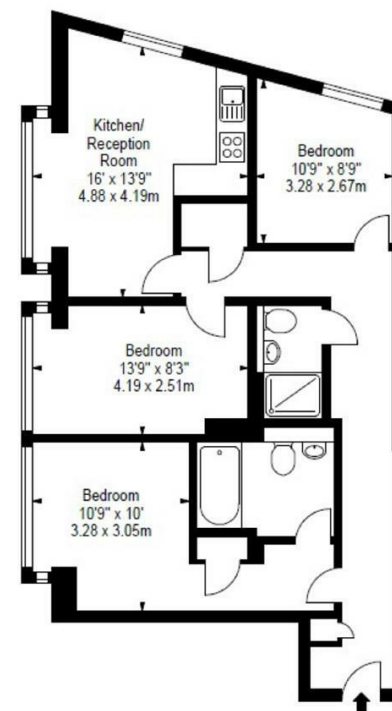
The managing agents also offer exclusive deals and discounts in local restaurants and gyms specifically to residents of this building. The location offers easy access to transport links such as Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) Edgware Road (Circle, District and Bakerloo lines). Available, furnished.

3 Bedrooms : 2 Bathrooms : 24-Hour Concierge : Lift : Parking : EPC rating B : Westminster Council Tax Band G

## Key Features

## Terms

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.



FLAT 110  
4B MERCHANT SQUARE EAST  
LONDON W2

First Floor

Approx Gross Internal Area\*  
803 Sq Ft - 74.60 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.