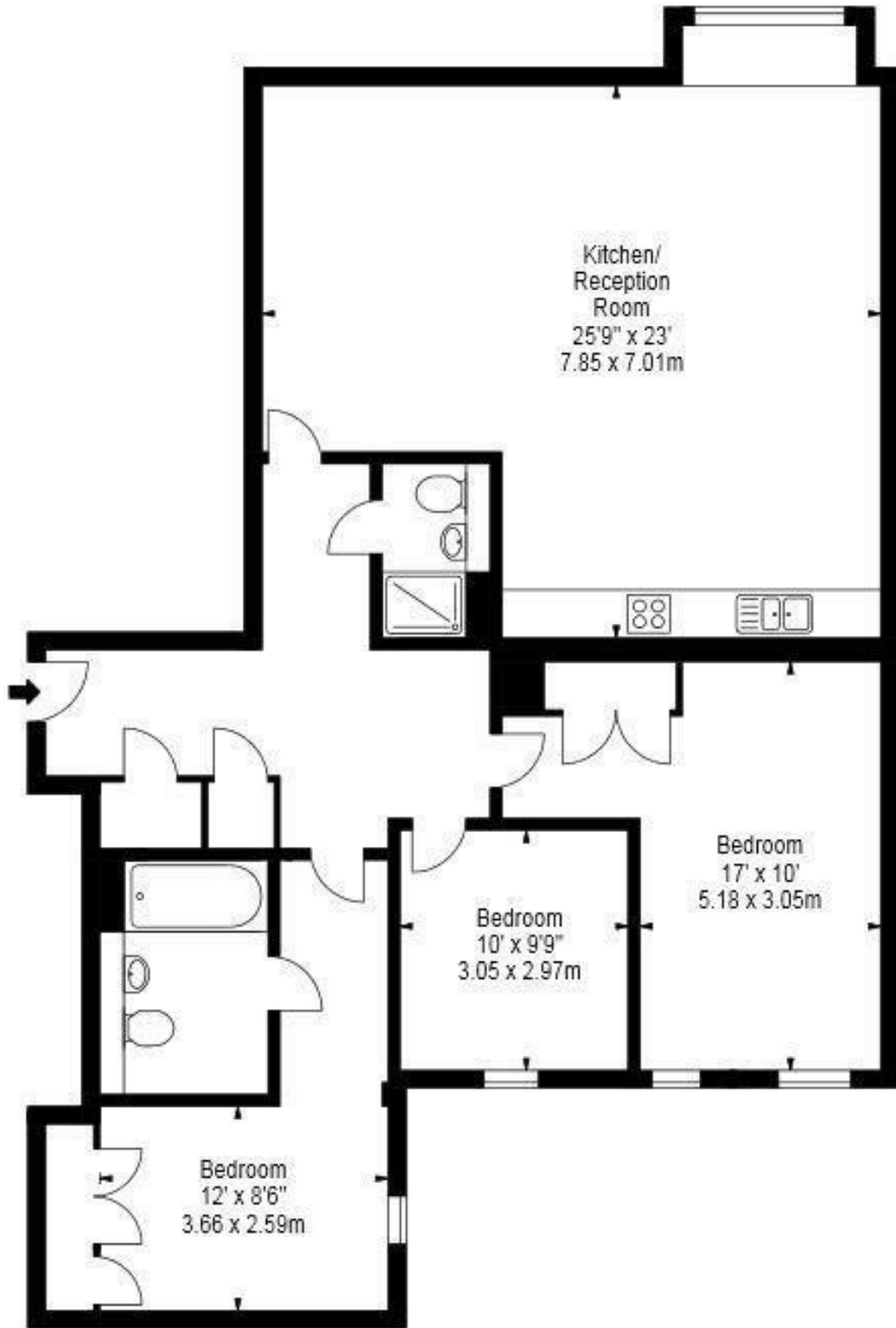


## Merchant Square, East Harbet Road, W2 £1,660 Per Month Furnished

This luxurious apartment is situated on the eighth floor and comprises spacious living and entertaining space with a beautiful reception room with views overlooking the grand union canal and London, a superb modern fitted open plan kitchen, three double bedrooms with carpeted flooring, a beautifully tiled family bathroom, guest cloakroom, and ample storage space. Furthermore, this prestigious building features a 24-hour concierge, lift service and secure underground parking. All tenants benefit from a dedicated on-site or building manager who is on hand to assist with any property related issues and exclusive deals and discounts in local restaurants and gyms specifically to 4B Merchant Square tenants. The apartment offers easy access to superb transport links such as Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) Edgware Road (Circle, District and Bakerloo lines). Please call on 020 7625 1000 for more information.







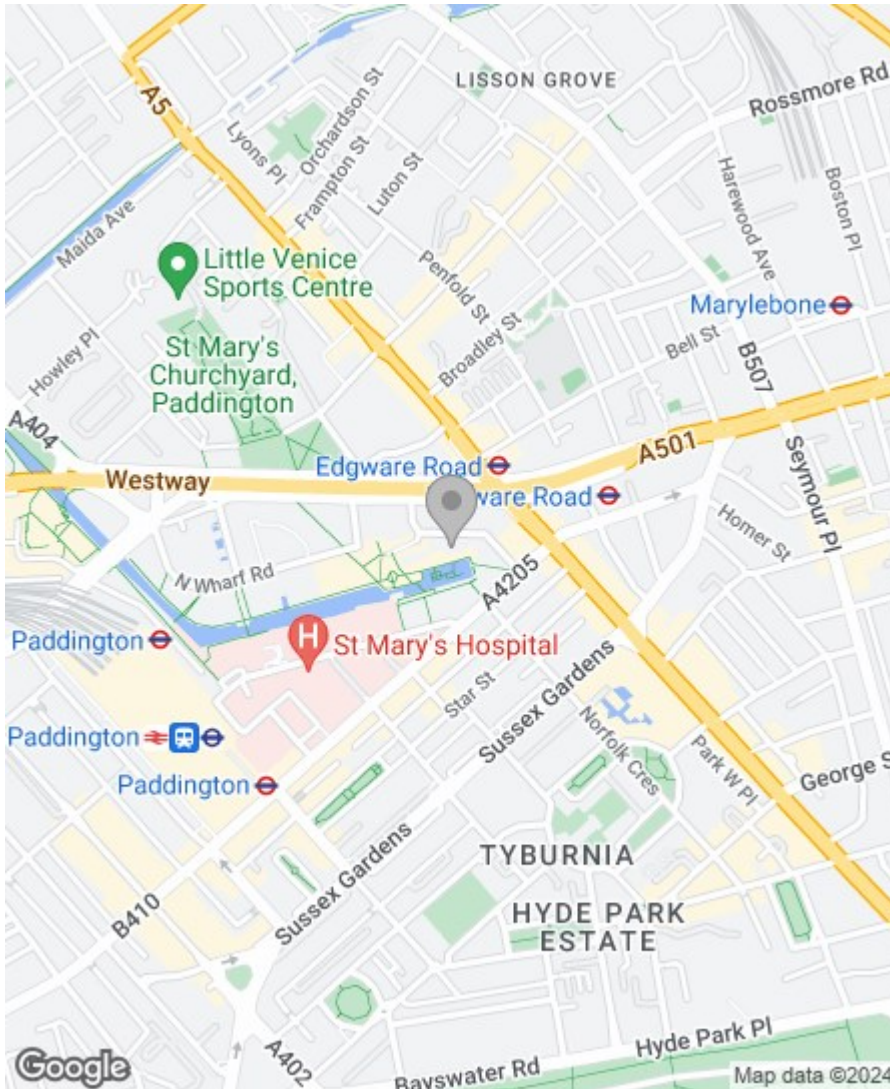


## Property Overview

Location	Paddington Basin, W2
Price	£1,660 Per Month
Bedrooms	3
Bathrooms	2
Receptions	1
Council	Westminster
Tax Band	G
Furnishing	Furnished

## Key Features

- Ultra Modern Design
- Stunning Water Views
- Moments from Paddington Station
- 24 Hour Concierge
- Lift
- Secure Underground Parking



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

