



Merchant Square
Paddington W2

Maskells

This stunning second-floor apartment, located at the front of the West Tower at No. 3 Merchant Square, boasts a bright southerly aspect directly overlooking the canal.



Accommodation and Amenities

- 3-BEDROOMS
- TERRACE
- 24HR CONCIERGE
- RESIDENTS GYM
- SECURE UNDERGROUND PARKING
- AIR CONDITIONING

The accommodation features an entrance hallway that leads into a spacious double-aspect reception room filled with natural light. The well-equipped open-plan kitchen includes a breakfast bar, perfect for casual dining.

The principal bedroom offers a walk-in wardrobe, private roof terrace, and an en suite bathroom, providing a luxurious retreat. Two additional double bedrooms are served by a stylish guest bathroom, ensuring ample space and comfort for family and guests.

Residents enjoy secure underground parking and a range of premium amenities, including a grand lobby with a 24-hour concierge, a business centre, a residents' lounge, a cinema, and treatment rooms. This apartment seamlessly combines elegance, convenience, and luxury living.



APPROXIMATE FLOOR AREA

123.18 sq m / 1,326 sq ft



TERMS

Asking Price £2,350,000

Tenure Leasehold, 999 years (less 30 days) from 25 March 1995

Service Charge £17,400 Per annum

Ground Rent £626 Per annum

EPC B

Council tax band G

Local Authority Westminster City

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