



STURGES  
LONDON

4B Merchant Square, Paddington Basin  
£5,179 Per calendar month



- 3 Bedroom Lateral Apartment
- 2 Bathrooms (1 Ensuite)
- Expansive Open Plan Kitchen/Reception
- Upper Floor with Water View
- Lift Access
- Secure Underground Parking
- Incredibly good transport links
- Located in the heart of the Vibrant Paddington Basin



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## Merchant Square, London

This spacious interior designed three bedroom apartment is set within a modern block in the sought after Paddington Basin in W2.

This modern apartment comprises a beautiful reception room with a modern fitted open plan kitchen, three bedrooms, two bathrooms and ample storage space.

It is situated on the third floor of this prestigious building which features a concierge, lift service, CCTV and secure underground parking.

The apartment offers easy access to great transport links such as Paddington Train Station (Elizabeth Line, Bakerloo, Hammersmith & City, Circle, District lines and Heathrow Express) Edgware Road (Circle, District and Bakerloo lines).

**Local Authority:**


**Council Tax Band:** E

**Lease:** Add text here

**Service Charges:** Add text here

**Ground Rent:** Add text here

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## For more information, please contact:

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.