



STURGES
LONDON

Merchant Square, Paddington Basin, London
£9,967 Per month



- Spacious Living and Entertaining
- Large Balcony
- Fantastic Views Across London
- Open Plan Kitchen
- 4 Spacious Bedrooms
- 3 Luxury Bathrooms
- Concierge, CCTV, Secure Underground Parking
- Excellent Transport Links



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Merchant Square, London

This fourteenth floor apartment has spacious living and entertaining space with a beautiful reception room and a large balcony, offering breath-taking views over London. It also comprises a striking modern open plan kitchen with breakfast bar, four spacious bedrooms, three luxurious bathrooms and ample storage space.

This prestigious building set off Paddington Basin features concierge, lift service, CCTV and secure underground parking.

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

Local Authority:

Council Tax Band: G

Lease: Add text here

Service Charges: Add text here

Ground Rent: Add text here

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.