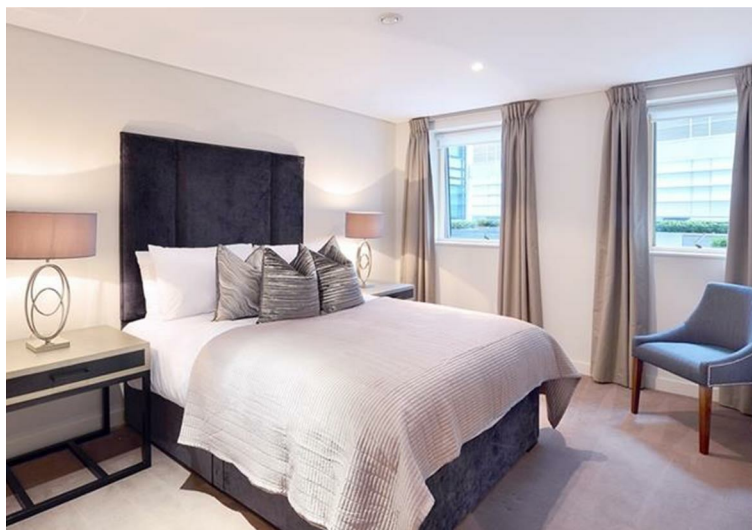




Merchant Square, East Harbet Road, W2 £7,345 Per Month Furnished

The apartment is located in one of W2's most admired address and is opposite the Paddington canal basin this prestigious building boasts a superb waterside view and a collection of shops, cafe, restaurants and superb local amenities. Presented in an excellent condition throughout this luxury apartment comprises spacious living and entertaining space with a beautiful reception/dining room with stunning views overlooking the canal, a superb modern fitted open plan kitchen, three bedrooms, a family bathroom, guest cloakroom, and ample storage space. The building itself features a 24-hour concierge, lift service, secure underground parking and round the clock security & CCTV coverage. Hudge Park, Bayswater and the Edgware Road are just a short walk. The apartment offers easy access to superb transport links such as Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow express) Edgware Road (Circle, District and Bakerloo lines).





**MERCHANT SQUARE EAST
LONDON W2**

First Floor

Approx Gross Internal Area*

1341 Sq Ft - 124.58 Sq M

Measured and Drawn By

BKR

Sunnyhill House, 3-7 Sunnyhill Road
London, SW16 2UG

Tel: 020 257 2523
Fax: 020 257 2524
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* As Defined by RICS - Code of Measuring Practice.

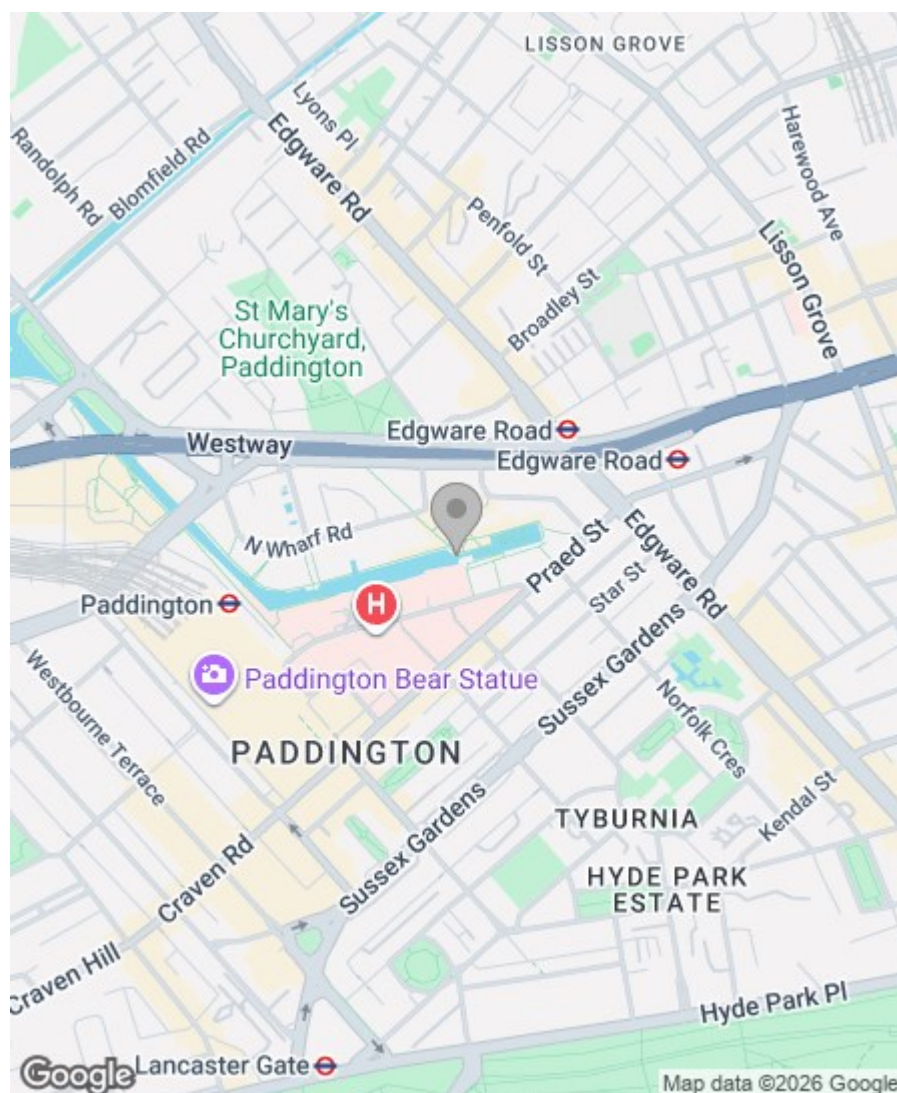
Illustration For Identification Purposes Only. Not to Scale
All Calculations Include Any/All Areas Under 1.6m Head Height.

Property Overview

Location	Paddington, W2
Price	£7,345 Per Month
Bedrooms	3
Bathrooms	2
Receptions	1
Council	Westminster
Tax Band	G
Furnishing	Furnished

Key Features

- Prestigious Building
- Located Near The Paddington
- Superb Waterside View
- Shops And Amenities Just Around The Corner
- Presented In An Excellent Order Throughout
- Spacious Living And Entertaining Space
- Beautiful Reception/Dining Room
- Superb Modern Fitted Open Plan Kitchen
- Secure Underground Parking
- Available 5th November



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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 	

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
London NW8 0RG

We are members of



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).