



Let **UK** Home

4 Bedrooms

Flat

Located in London

£11,267 Per Month



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



# 4B Merchant Square London

W2 1AN



Let UK Home are excited to offer a stunning 4-bedroom apartment located in the vibrant Paddington Basin area.

This four bedroom penthouse is situated on the fifteenth floor of this prestigious building which features a concierge service, lift service, and secure underground parking.

The stunning apartment comprises spacious living and entertaining space with a beautiful reception room, a large terrace offering breath taking views over London, 2 x Reading Balconies, a superb modern fitted open plan kitchen, four bedrooms, three bathrooms and storage space.

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) Edgware Road (Circle, District and Bakerloo lines).

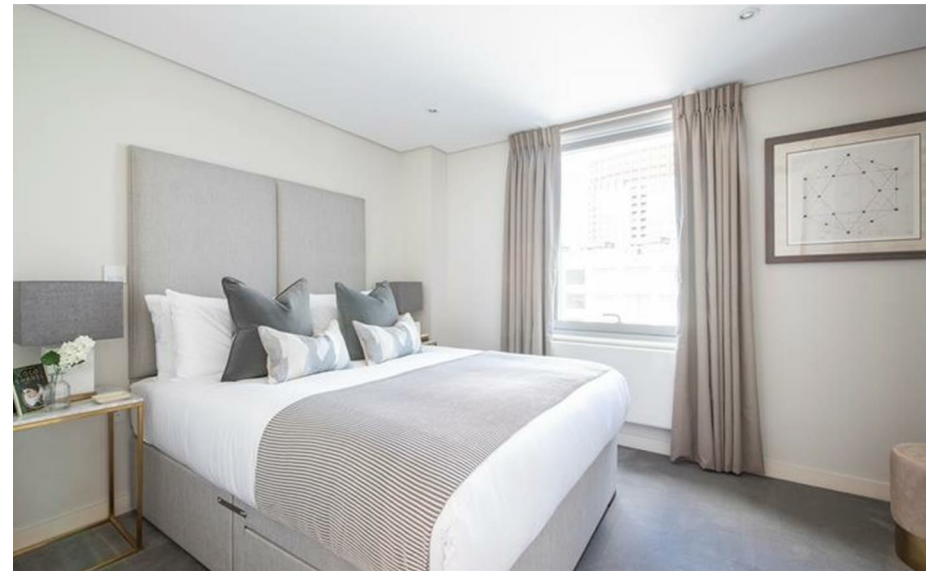
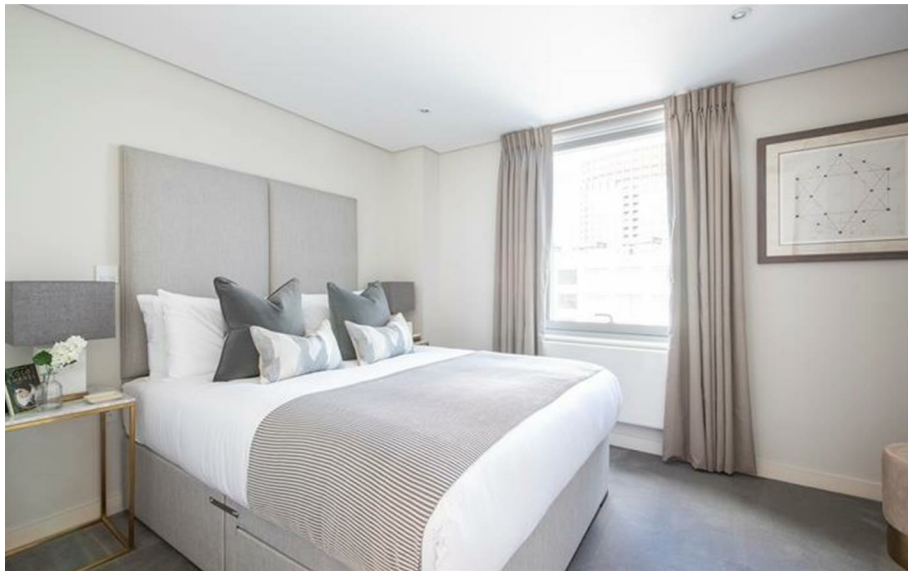
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- 15th Floor
- Private underground parking spaces
- Four minute walk from Edgware Road underground station
- Flexible rental terms
- Video Entry

- Large Private terrace
- Available furnished or unfurnished
- concierge service
- CCTV
- EPC Rating: C





Let **UK** Home

3F 2 Eastbourne Terrace  
Paddington  
London  
W2 6LG

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**Council Tax Band: G**

**Local Authority:**

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

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

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