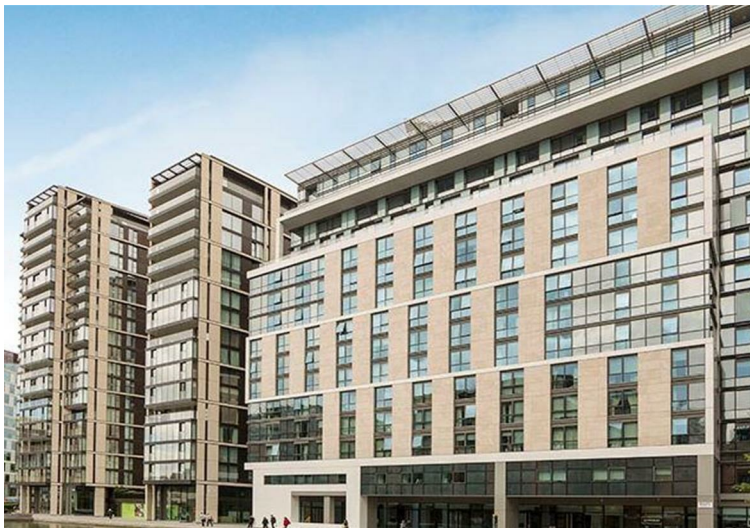
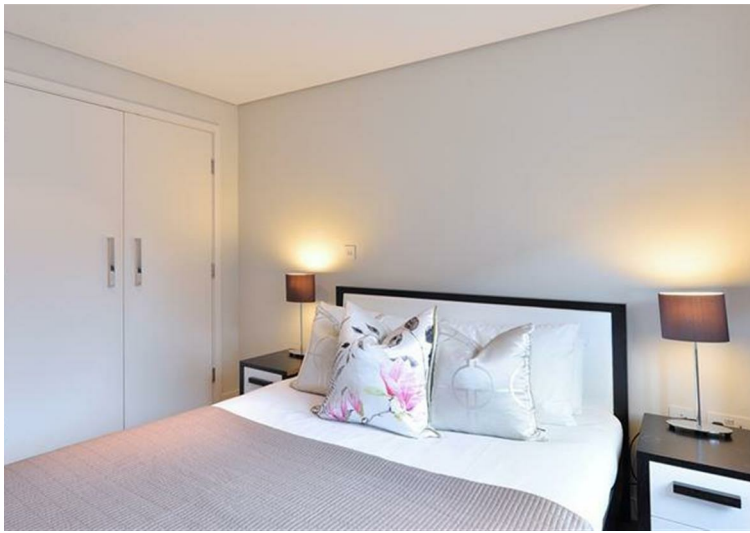
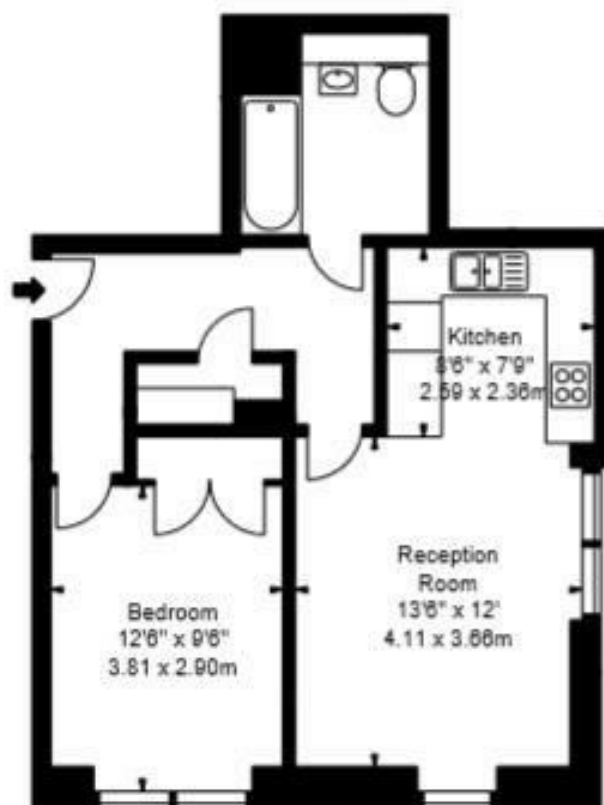




## Merchant Square, East Harbet Road, W2 £760 Per Week Furnished/unfurnished

One bedroom apartment situated on the 3rd floor of this prestigious building which features 24-hour concierge, lift service, and secure underground parking available to rent. The building is set within the heart of the Paddington Basin and close to the popular West End Quay. The stunning apartment comprises spacious living and entertaining space with a beautiful reception room as well as a modern fully fitted, open plan kitchen, one bedroom, one bathroom and ample storage space. The apartment offers easy access to superb transport links such as Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) Edgware Road (Circle, District, and Bakerloo lines).





**APARTMENT 308  
MERCHANT SQUARE EAST  
W2**

Third Floor

Approx Gross Internal Area\*

539 Sq Ft - 50.07 Sq M

Surveyed and Drawn by

**BKR**

Surrey Hill House, 3-7 Surrey Hill Road  
London, SW19 2JG

Tel: 02045 257 2021  
Fax: 02045 257 2024  
email: info@bkr.co.uk  
www.bkr.co.uk  
© 2014/2015

\* As Defined by RICS - Code of Measuring Practice

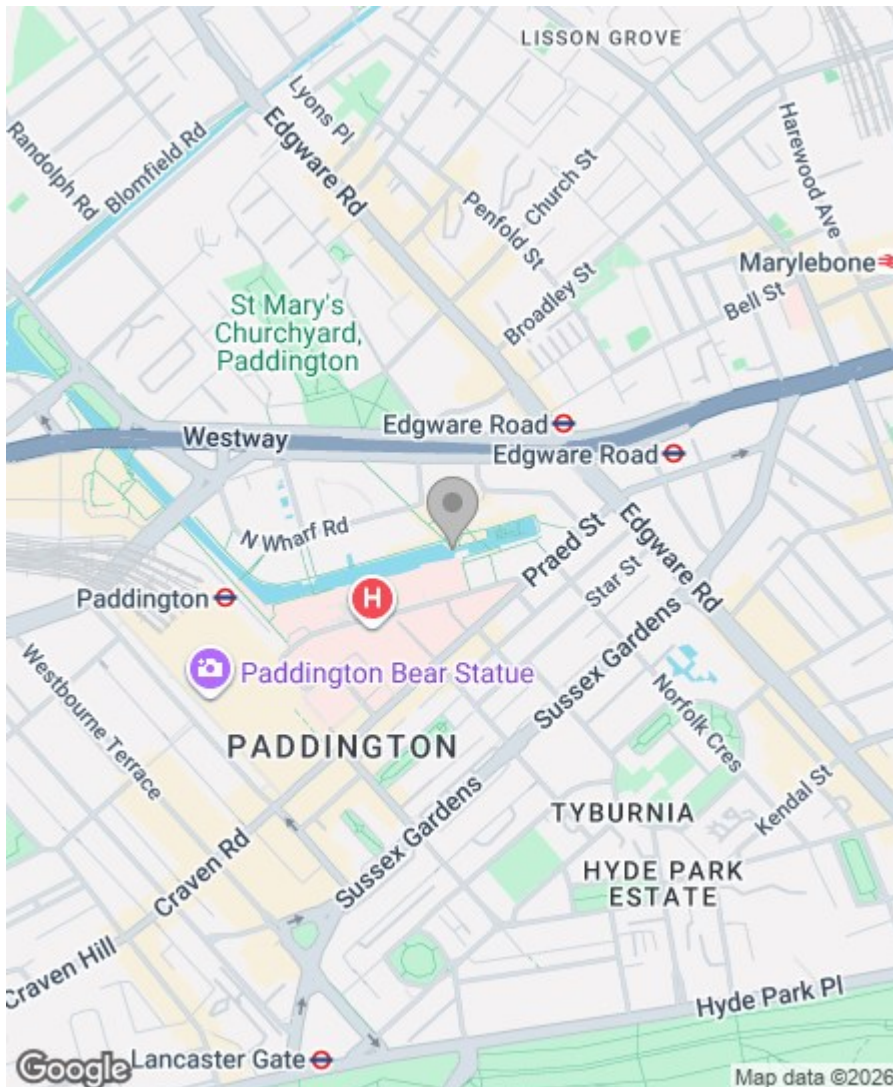
Illustration For Identification Purposes Only. Not to Scale  
All Calculations Include Any/All Areas Under 1.5m Head Height.

## Property Overview


Location	Paddington, W2
Price	£760 Per Week
Bedrooms	1
Bathrooms	1
Receptions	1
Council	Westminster
Tax Band	D
Furnishing	Furnished/unfurnished

## Key Features

- One Bedroom
- Water Views
- Great Location
- Passenger Lift
- CCTV/Video Entry Phone
- Close to Transport Links
- Underground Parking



## 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 	

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).

