



**4 Merchant Square East, London, W2 1AN**

**£5,500 Per Month**



A beautifully presented and newly refurbished three-bedroom, two-bathroom apartment set within the prestigious Merchant Square development, one of Paddington's most sought-after residential addresses.

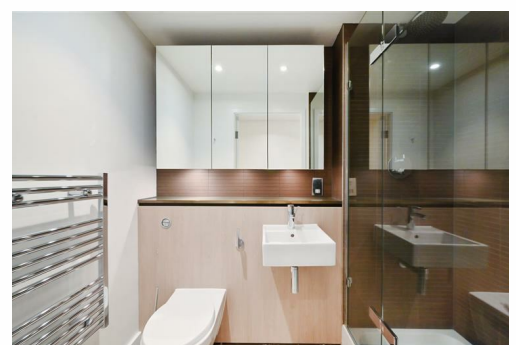
The open-plan kitchen is sleekly fitted with modern appliances, creating an ideal space for both everyday living and entertaining.

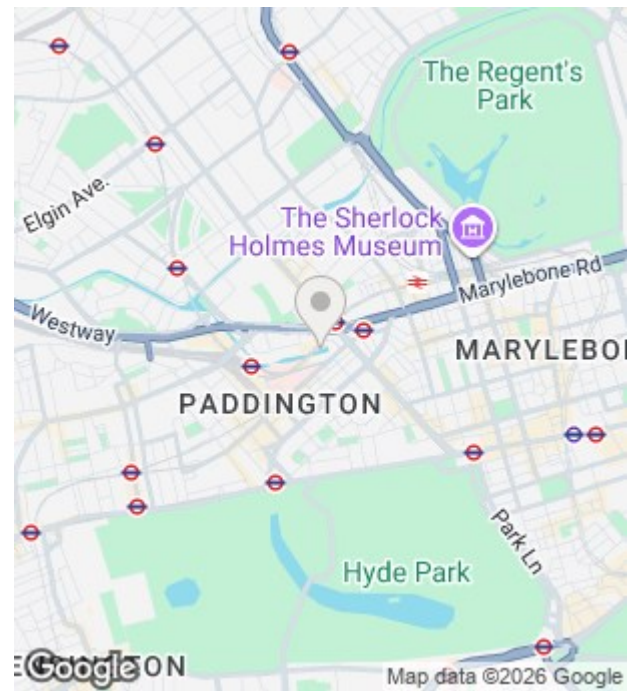
Three well-appointed bedrooms and two contemporary bathrooms complete the accommodation, with the benefit of underfloor heating in the bathroom and comfort cooling throughout. The apartment is offered furnished, providing a blank canvas for the incoming tenant.

Residents benefit from 24-hour concierge and security and secure underground parking available by separate negotiation.

Perfectly positioned for Paddington's exceptional transport connections, including Paddington Station (Bakerloo, Circle, District & Hammersmith & City lines, and the Heathrow Express) and Edgware Road station (Circle, District & Bakerloo lines). An array of independent shops, cafés and restaurants can be found just moments from the front door.

- Spacious Three Bedroom Apartment
- Newly Refurbished
- Underfloor Heating in Bathroom
- Modern Openplan Kitchen
- Close to Transport and Amenities
- Two Bathrooms
- Fully Furnished
- Air Conditioning
- Concierge Services
- Council Tax Band G





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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</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 environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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