

3 Merchant Square, London, W2 1BF

Asking Price £750,000



Set within the iconic 3 Merchant Square waterfront development, this beautifully presented one-bedroom apartment offers an exceptional blend of modern design, canal-side living and five-star resident amenities in the heart of Paddington.

The apartment is accessed via lift to all floors and is flooded with natural light thanks to floor-to-ceiling glazing in both the open-plan reception room and the bedroom. Both spaces open directly onto a generous winter-garden style balcony with direct canal views, creating a seamless indoor-outdoor feel that is ideal for dining, relaxing or working from home.

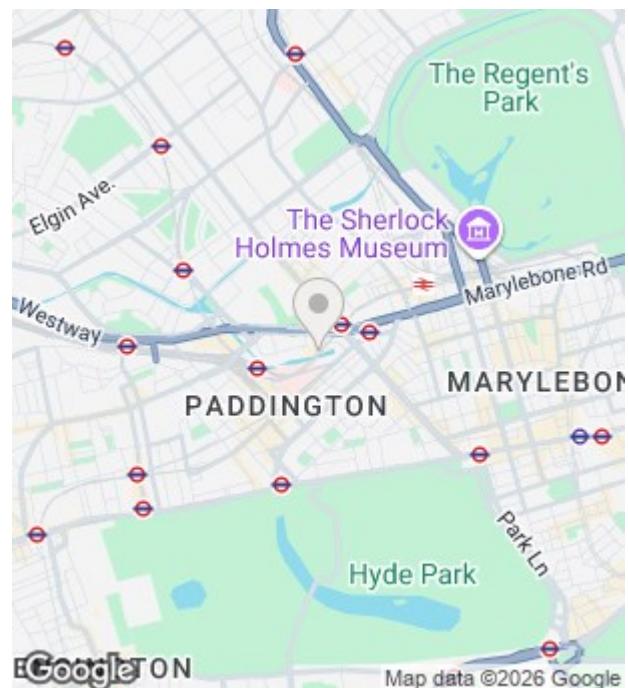
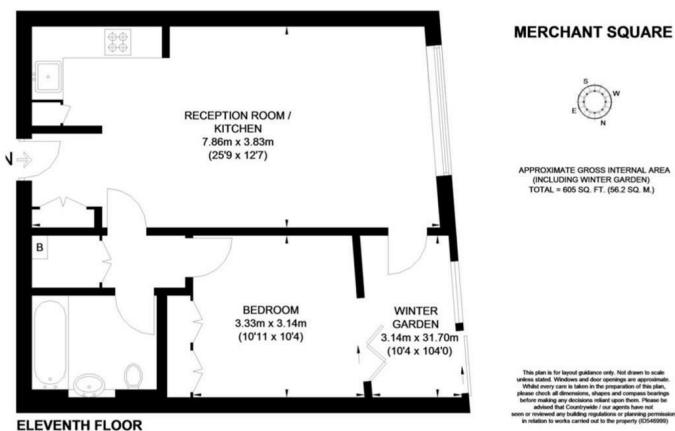
The sleek open-plan kitchen is fully fitted with reconstituted stone worktops and integrated Miele appliances, flowing into a dedicated dining and living area with engineered wood flooring throughout.

The double bedroom benefits from fitted wardrobes and direct access to the winter garden, while the stylish contemporary bathroom offers concealed storage and high-quality finishes. A comfort cooling system serves both the bedroom and reception area, ensuring year-round climate control.

Residents of 3 Merchant Square enjoy a truly premium lifestyle with access to 24-hour concierge, a private cinema, residents' lounge, business centre and meeting rooms, treatment rooms, and a beautifully landscaped garden terrace overlooking the water.

- 11th floor, unique layout
- Partial water views
- Comfort cooling
- Close to Paddington Station
- Service Charge: £7,606 pa
- Large One bed plus study room
- Residents garden & cinema
- 24 hour concierge
- Ground Rent: £650 pa
- Tenure: 968 years left





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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