



4 Merchant Square East, London, W2 1AN

£5,000 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.

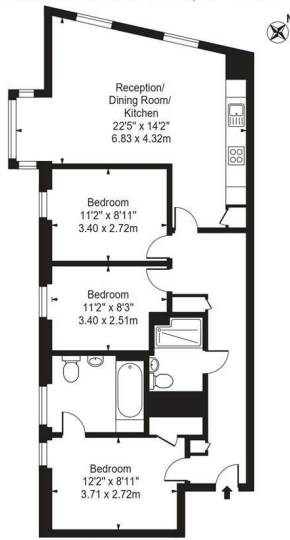
Perfectly positioned for Paddington's exceptional transport connections, including Paddington Station (Bakerloo, Circle, District & Hammersmith & City lines, and the Heathrow Express) and Edgware Road station (Circle, District & Bakerloo lines). An array of independent shops, cafés and restaurants can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



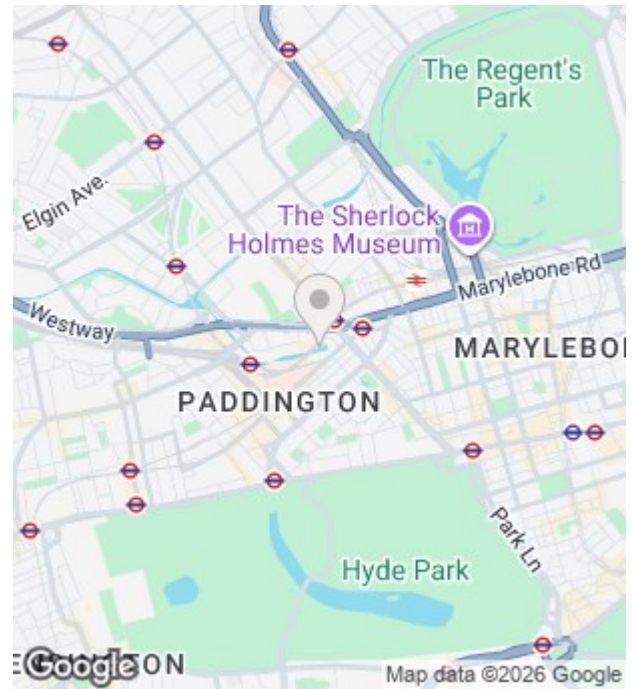


Merchant Square
 Approx. Gross Internal Area 914 Sq Ft - 84.91 Sq M



Sixth Floor
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, surveys, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Unit 10 Paddington Works 8 Hermitage Street, London, W2 1BE
 Tel: +44(O)20 3019 6151 Email: lettings@grange.london