



3 Merchant Square, London, W2



£1,400,000

Welcome to luxury waterfront living in one of London's most sought-after developments.

This impeccably presented apartment on the 17th floor offers style, comfort, and breathtaking views in the heart of vibrant Paddington Basin.

Spanning 973 sq ft, the apartment is flooded with natural light thanks to floor-to-ceiling windows, offering panoramic views. A cosy enclosed balcony adds an additional view point across the city skyline.

The sleek, contemporary interior features engineered wood flooring, integrated Miele appliances, and comfort cooling throughout. The thoughtful layout ensures a seamless flow between living, dining, and relaxation.

A handy storage room is included with the property.

Residents of 3 Merchant Square enjoy a five-star lifestyle, with 24-hour concierge and security, a landscaped rooftop garden, private cinema, business lounge, and treatment rooms – all designed for work, wellness, and leisure.

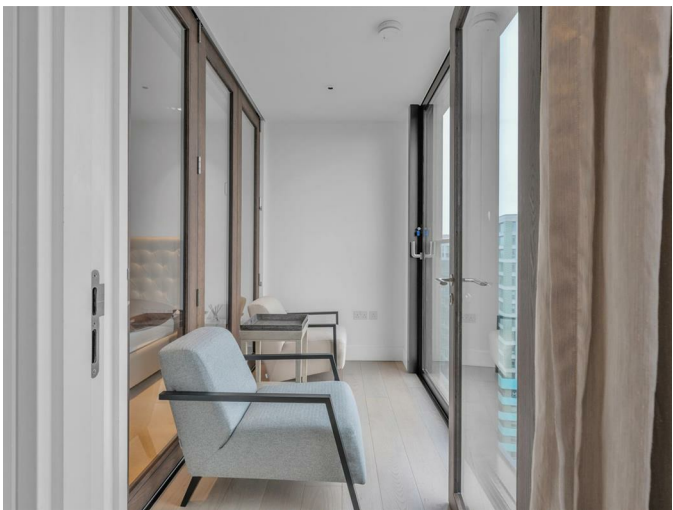
Perfectly positioned just moments from Hyde Park and the unrivalled transport connections of Paddington Station, this home also places you within walking distance of trendy cafés, restaurants, boutiques, and canal-side walkways.

Ideal for professionals, couples, or investors seeking a high-spec London base in a thriving central location.

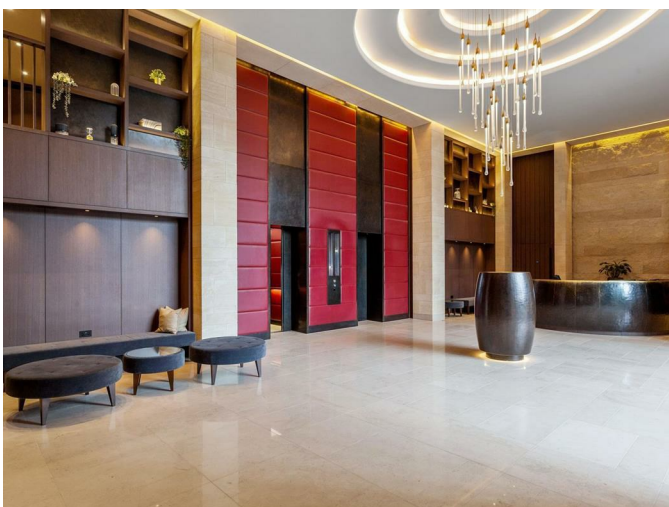
Contact us today to arrange a private viewing and secure your place in one of London's premier developments.

- 24-hour concierge
- Residents rooftop garden
- Residents cinema room
- Business lounge
- Treatment rooms
- Easy access to major transport links
- 161sq.ft Storage room
- Tenure: 999 years
- Ground rent: £512.00 pa
- Service charge: £10,796.00 pa

REQUEST A VIEWING
+44 (0)20 3019 6150



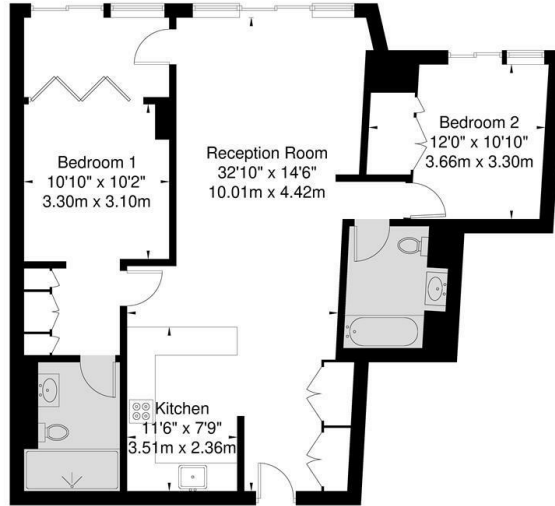
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17th Floor
GROSS INTERNAL FLOOR AREA
APPROX. 90.4 SQ M / 973 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 90.4 SQ M / 973 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 81 | 81 |
| (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 (CO ₂) 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 | | |

