

RIVERHOMES

**Merchant Square
Paddington W2**

**£7,193 per month
Furnished**



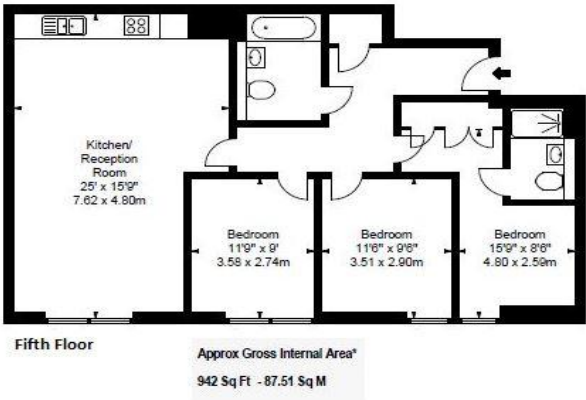
Situated on the 5th floor of this prestigious building, this apartment offers great views across the London skyline and Grand Union Canal. This spacious and bright apartment comprises a beautiful reception room with a new and modern open plan kitchen, three bedrooms and two bathrooms. The building itself is located in the Paddington Basin and features a concierge, lift service and secure underground parking is included. The apartment offers easy access to superb transport links such as Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow express) Edgware Road (Circle, District and Bakerloo lines).

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Westminster City
Internal area:	942 sq. ft. / 87.51 sq. m.
No. of bedrooms:	3
Council tax:	Band G - £1,379.27 for 2021/22



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