



Merchant Square East | Paddington | London | W2

Asking Price - £7,345 Per month

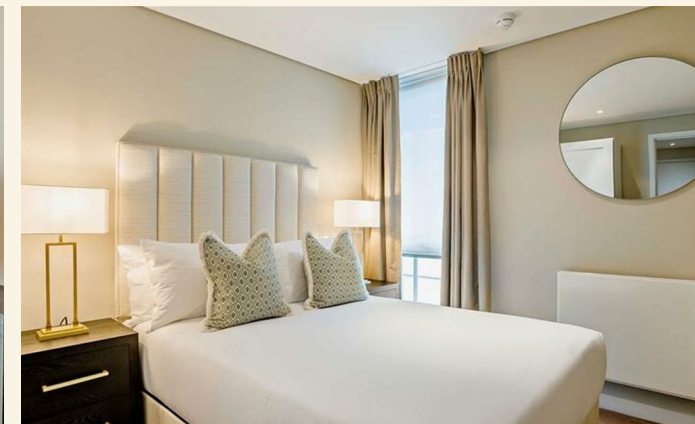


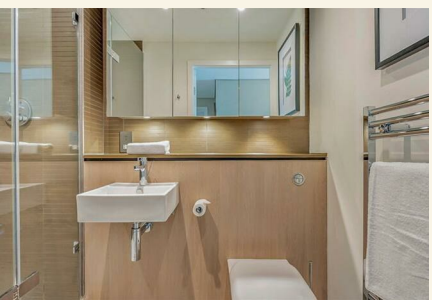
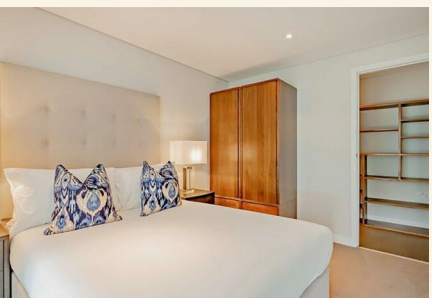
- Spacious 3 bedroom apartment
- Bright reception room
- 960 sq ft of living space
- 24 hour concierge service
- Prime London location
- Two modern bathrooms
- Contemporary kitchen design
- Underground parking
- Lift service and CCTV
- Close to transport links

A stylish, south facing, three double bedroom apartment positioned on the seventh level of this sought after development in the Paddington Basin, with views over the Grand Union Canal.

The property features an open plan kitchen and living area with wooden flooring, three spacious double bedrooms, and two bathrooms, including an en suite. This home is set within one of W2's most prestigious locations, offering lift access, concierge support, and protected underground parking.

The property provides excellent transport connections, including Paddington Station (Elizabeth, Bakerloo, Hammersmith & City, Circle, District lines, and Heathrow Express) and Edgware Road Station (Circle, District, and Bakerloo lines).







Council Tax Band **G** EPC Rating **B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B		85	85
(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	

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