

4 Merchant Square East, London, W2



£6,750,000

This rare and spacious 6 bedroom home is nothing short of a labour of love. Positioned across the 14th and 15th floors of a landmark modern development moments from the West End and Oxford Street, this exceptional penthouse was created by combining two apartments into one expansive residence. The property enjoys uninterrupted panoramic views across London, offering both privacy and presence in equal measure.

Reconfigured to function as a private luxury residence with hotel-style accommodation, the layout comprises multiple bedroom suites, a private cinema room (or 6th Bedroom), a grand reception space, a separate lounge and a private 3,000 sq ft roof terrace.

The interiors have been individually curated, incorporating bespoke joinery, specialist finishes and a fully integrated AV system to support modern executive living. Statement design features include a copper-leaf entrance niche, a polished plaster feature wall dividing the principal reception and dining areas, and textured wall treatments that add depth and refinement throughout.

Bathrooms are finished to a high specification with carefully selected sanitaryware, while architectural detailing and lighting have been thoughtfully executed to enhance both scale and ambience.

Additionally there are 3 secure underground parking spaces, and a handy storage room.

This is a rare opportunity to acquire a turnkey, trophy penthouse in a prime Central London location — equally suited as a London base, long-term capital investment or ultra-prime rental asset.

Situated in an esteemed canal-side development, the building offers 24-hour concierge and security services, ensuring both convenience and peace of mind. For those accustomed to the very best in life, this residence is more than a home—it's a masterpiece of luxury living.

- 6 Bedroom Penthouse
- 5 Bathrooms
- Bespoke furnishings and interior design throughout
- 24-hour Concierge service
- Private cinema room or 6th Bedroom
- Expansive PRIVATE rooftop terrace
- 3 Secure Underground Parking Spaces
- Large Storage Room at Car Park Level
- Waterside Location
- Service charge: £44,775.24 pa - Ground rent: £2,200.00 pa - Tenure: 968 years

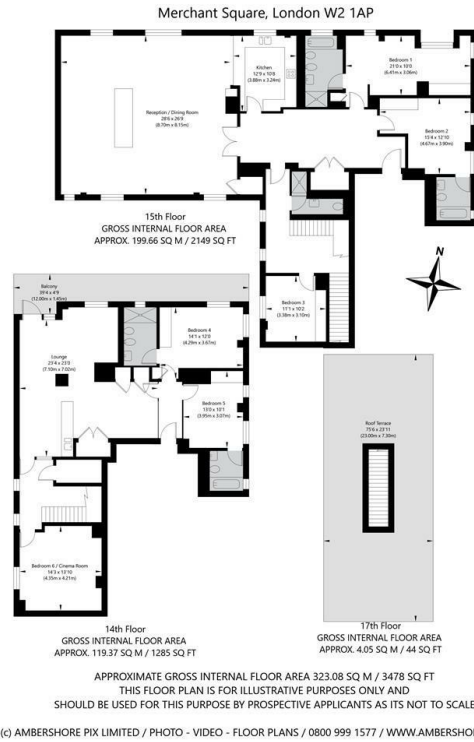
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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			
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