

MERCHANT SQUARE, PADDINGTON BASIN W2 1AN



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A great three bedroom apartment on the 8th floor of this popular waterside modern block that offers concierge service, lifts and underground parking, This pet-friendly flat has open plan reception room and kitchen, and views over the Grand Union Canal. It is approximately 944 sq ft / 87 sq m. Merchant Square forms part of the Paddington Basin development with a host of shops and restaurants at its doorstep. Oxford Street is within a 15 minute walk. The nearest transport links are Edgware Road Tube Station (Circle, District and Bakerloo lines) - 0.2 miles, and Paddington mainline and tube stations (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) - 0.4 miles.

- 3 BEDROOMS • 2 BATHROOMS • RECEPTION ROOM • OPEN PLAN KITCHEN • 24 HOUR CONCIERGE • LIFT • UNDERGROUND PARKING SPACE • WESTMINSTER COUNCIL TAX • PET FRIENDLY

EPC Rating: B Council Tax Band: G

**£1,695 PER WEEK**  
**FURNISHED/UNFURNISHED**

**TENANTS FEES:** As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

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RESIDENTIAL

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**APARTMENT 809  
MERCHANT SQUARE EAST  
W2**

**Eighth Floor**

**Approx Gross Internal Area\***  
**944 Sq Ft - 87.70 Sq M**

Surveyed and Drawn By

**B K R**

Sunnyhill House, 3-7 Sunnyhill Road  
London, SW16 2UG

Tel: 0845 257 2023  
Fax: 0845 257 2024  
info@bkrfloorplans.co.uk  
www.bkrfloorplans.co.uk  
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\* As Defined by RICS - Code of Measuring Practice

Illustration For Identification Purposes Only. Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.