



Let **UK** Home

3 Bedrooms

Flat

Located in London

£7,193 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



4B Merchant Square London

W2 1AN



Let UK Home are excited to offer this stunning three-bedroom apartment in 4B Merchant Square located waterside, in the modern Paddington Basin.

This amazing apartment finds itself on the sixth floor of this ideally located building in the Paddington Basin overlooking the Canal. The building has a dedicated building manager, a concierge, lift service and secure underground parking.

This stunning apartment comprises spacious living and entertaining space with a beautiful reception room with superb views of the Grand Union Canal, a splendid modern fitted open plan kitchen, three bedrooms(with water views), two bathrooms and ample storage space.

The apartment offers easy access to superb transport links such as Paddington Train Station (Elizabeth Line, Bakerloo, Hammersmith & City, Circle, District lines and Heathrow Express) and Edgware Road (Circle, District and Bakerloo lines).

4B Merchant Square London

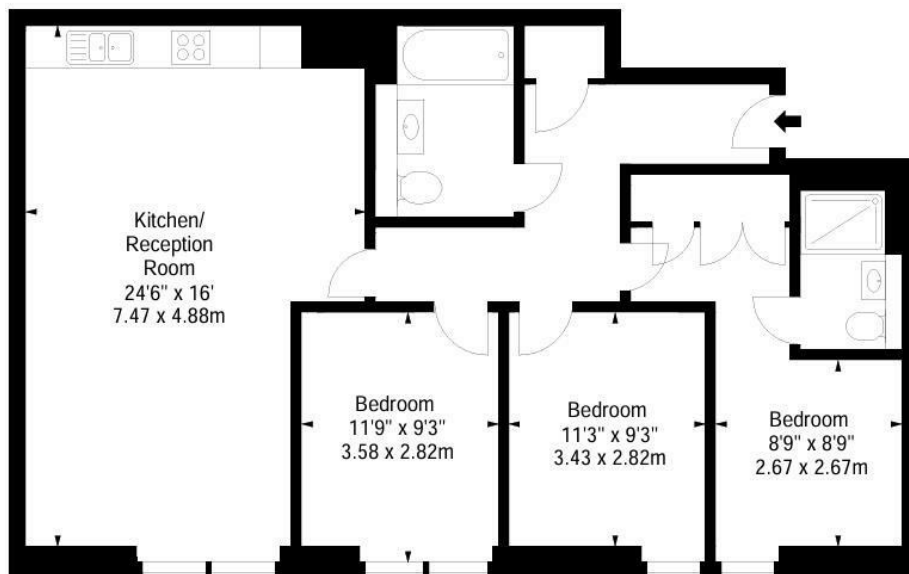
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- 6th Floor
- Canal views
- On-site building manager

- Private underground parking spaces
- Four minute walk from Edgware Road underground station
- Concierge service





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3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Council Tax Band: E

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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