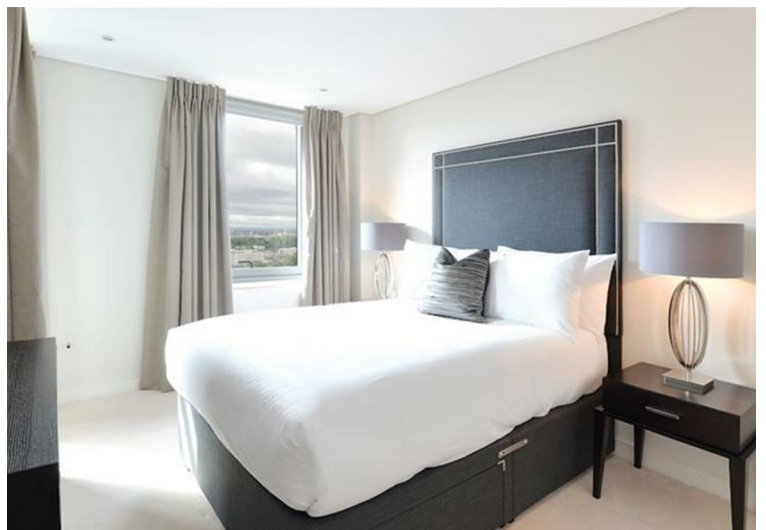


Merchant Square, Paddington Basin, W2 £11,266 Per Month Furnished/unfurnished

This four bedroom penthouse is situated on the fifteenth floor of this prestigious building which features a concierge service, lift service, and secure underground parking. The stunning apartment comprises spacious living and entertaining space with a beautiful reception room, a large terrace offering breath taking views over London, a superb modern fitted open plan kitchen, four bedrooms, three bathrooms and ample storage space.

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).





APARTMENT 1508
MERCHANT SQUARE EAST
W2

Fifteenth Floor

Approx Gross Internal Area*
1579 Sq Ft - 146.69 Sq M

* 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.

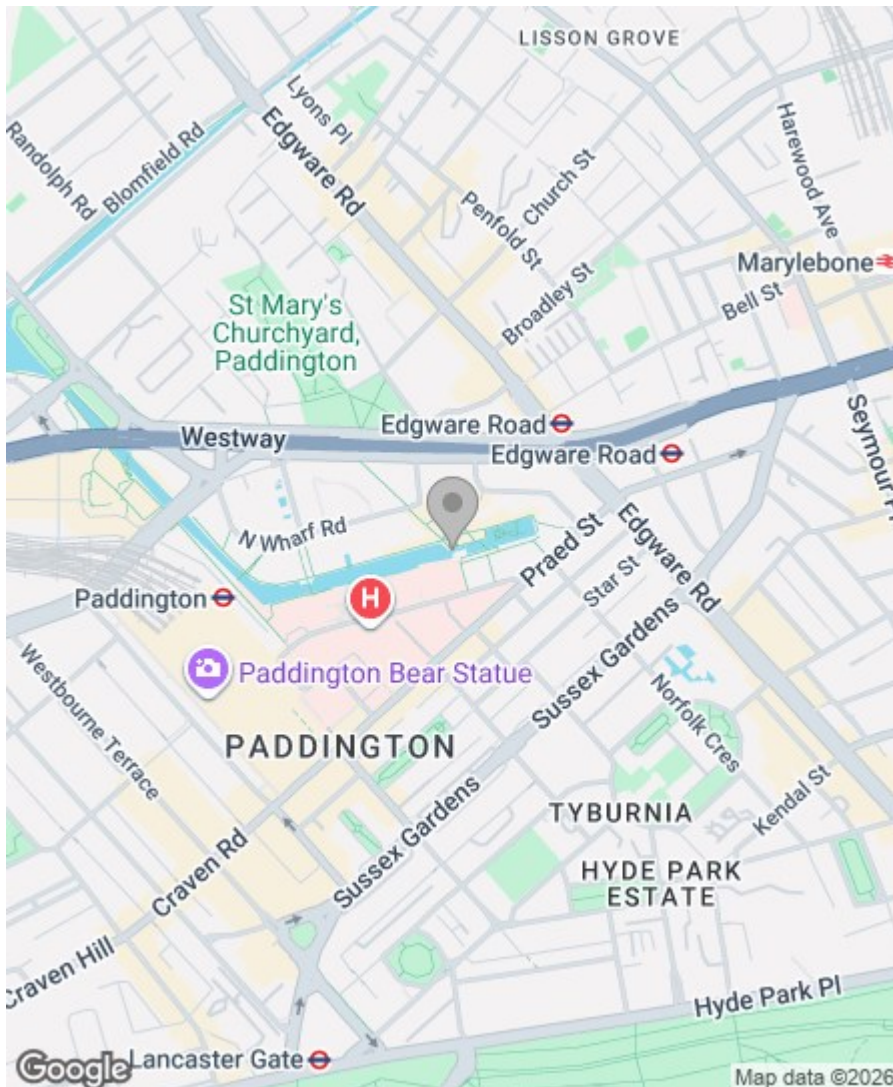
Surveyed and Drawn By
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Property Overview


Location	Paddington Basin, W2
Price	£11,266 Per Month
Bedrooms	4
Bathrooms	3
Receptions	1
Council	Westminster
Tax Band	G
Furnishing	Furnished/unfurnished

Key Features

- Stunning apartment
- Modern
- Spacious
- Newly Refurbished
- Outdoor space
- Porter
- Available Now
- Separate kitchen



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Greenstones Estates Ltd
Registered in England & Wales
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Maidstone, Kent ME15 6JD

Company Registered number
03513585

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We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

