



Let **UK** Home

3 Bedrooms

W2 1AN

Located in London

£7,345 Per Month



info@letukhome.co.uk

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

01795 358 886



4B Merchant Square, London, W2



Let UK Home are excited to offer a stunning 3-bedroom apartment located in the vibrant Paddington Basin area. Property Reference: RL 1180

A well appointed, south facing, three double bedroom apartment situated on the Seventh floor of this popular development within the Paddington Basin, overlooking the Grand Union Canal. The apartment has an open plan kitchen/ reception room with wooden floors, three double bedrooms and two bathrooms (one of which is en suite). The building has a concierge and secure underground parking.

The apartment is located in one of W2's most admired address which features concierge, lift service, and secure underground parking.

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

With leafy Hyde Park, Oxford Street and Connaught Place close by and exclusive deals and discounts in gyms and exquisite restaurants offered by Residential Land to tenants renting these W2 apartments, it is little wonder they are let as soon as they appear on the market.

- 7th Floor
- Concierge Service
- 24 Hour Emergency Helpline & Service
- Secure Underground Parking
- Video Entry

- Canal Views
- CCTV
- Available Furnished or Unfurnished
- Porter
- EPC Rating: B





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3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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01795 358 886

Council Tax Band: G

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		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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