



4 Merchant Square East, London, W2 1AN

£5,200 Per Month



A beautifully presented and newly refurbished three-bedroom, two-bathroom apartment set within the prestigious Merchant Square development, one of Paddington's most sought-after residential addresses.

The generously proportioned reception room enjoys a desirable south-west facing aspect, flooding the space with natural light throughout the day, and overlooks the charming Merchant Square floating pocket park, a rare and tranquil green space in the heart of the city.

The open-plan kitchen is sleekly fitted with modern appliances, creating an ideal space for both everyday living and entertaining.

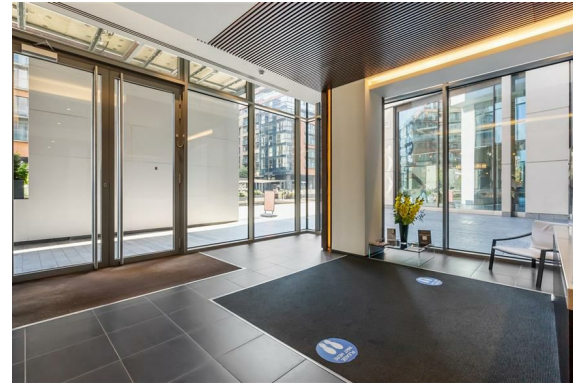
Three well-appointed double bedrooms and two contemporary bathrooms complete the accommodation, with the benefit of underfloor heating in the bathroom and comfort cooling throughout. The apartment is offered unfurnished, providing a blank canvas for the incoming tenant.

Residents benefit from 24-hour concierge and security, and secure underground parking available by separate negotiation.

Perfectly positioned for Paddington's exceptional transport connections, including Paddington Station (Bakerloo, Circle, District & Hammersmith & City lines, and the Heathrow Express) and Edgware Road station (Circle, District & Bakerloo lines). An array of independent shops, cafés and restaurants can be found just moments from the front door.



- Spacious Three Bedroom Apartment
- Newly Refurbished
- Air Conditioning
- Concierge Services
- Close to Transport and Amenities
- Two Bathrooms
- Unfurnished
- Modern Openplan Kitchen
- Underfloor Heating in Bathrooms
- Council Tax Band G

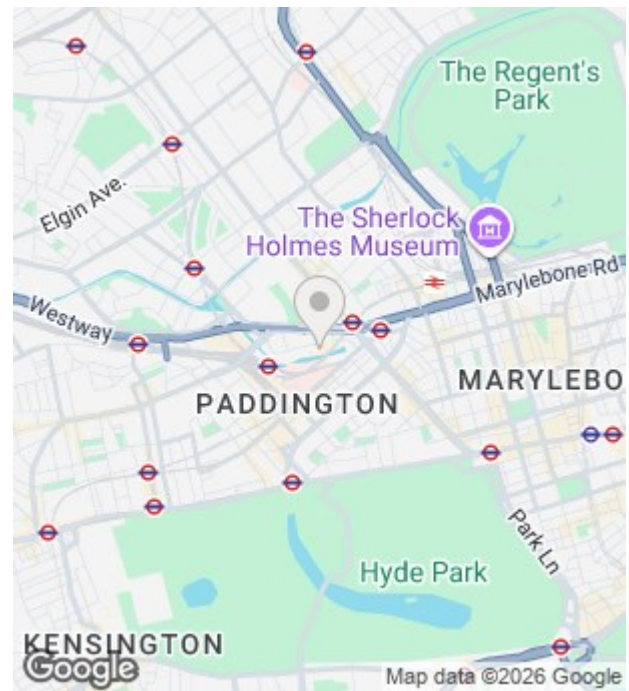


4 MERCHANT SQUARE
Paddington W2



Approximate Floor Area
1529 SQ. FT.
(142 SQ. M.)

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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