

STURGES
LONDON

Penthouse, 4B Merchant Square, Paddington
Basin, London
£4,184 per calendar month



- Large Private Terrace with breathtaking views of London
- Excellent transport links including Edgware Road Underground just a 4 minute walk away
- Concierge service plus porter, video entry and underground parking
- Features a spacious living and entertaining space with beautiful Reception Room
- A superb modern fitted kitchen
- Lots of storage space
- Easy access to Paddington Station for the Heathrow Express and Elizabeth Line
- Dedicated building manager on hand



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4B Merchant Square, London

This four bedroom penthouse is situated on the fifteenth floor of this prestigious building which features 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, 2 Reading Balconies, a superb modern fitted open plan kitchen, four bedrooms, three bathrooms and 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).

All tenants benefit from a dedicated building manager who is on hand to assist with any property related issues. Also employed are a dedicated team of maintenance experts who provide a 24-hour emergency helpline.

Local Authority:

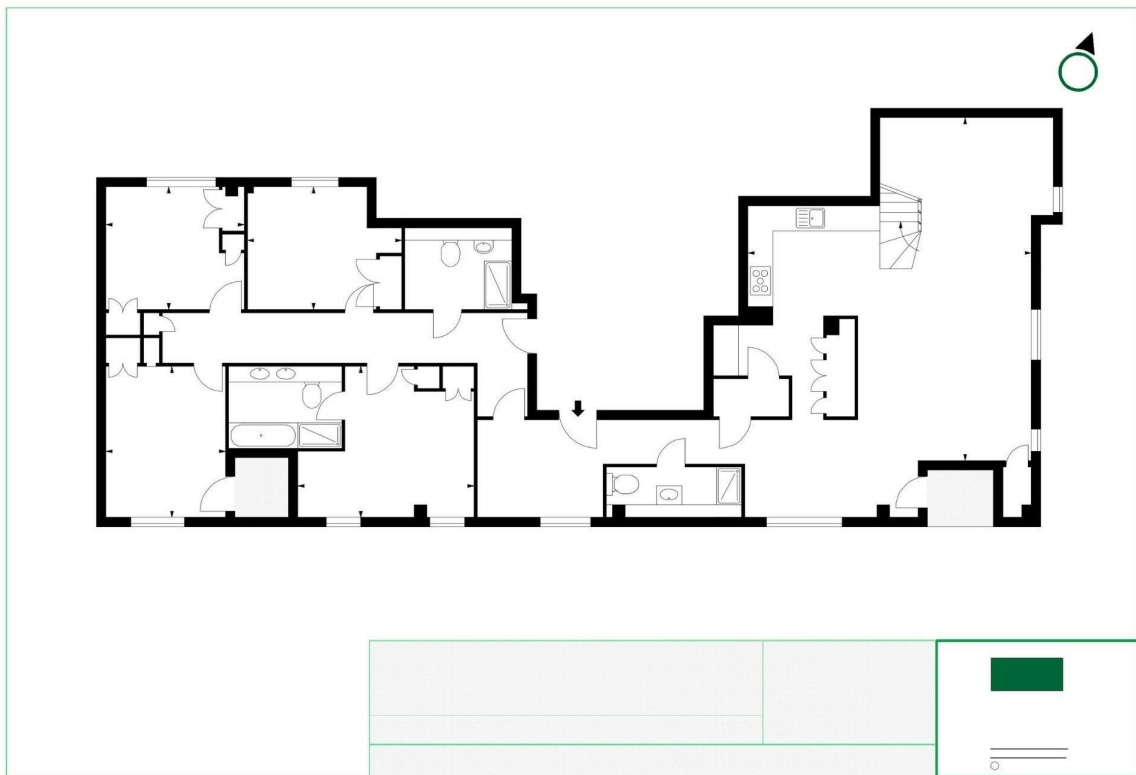
Council Tax Band: G

Lease: Add text here

Service Charges: Add text here

Ground Rent: Add text here

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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	

For more information, please contact:

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sturgeslondon.co.uk

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