



STURGES
LONDON

Merchant Square, Paddington Basin, London
£7,064 Per calendar month



- 3 Bedroom Apartment with 2 Bathrooms
- Available Furnished or Unfurnished
- CCTV, Digital TV, Video Entry, Lifts, Porter & Onsite Shops
- Superb Views over the Paddington Basin
- Secure Underground Parking
- Excellent Transport Links Including Paddington Train Station and various Underground Lines
- Modern Fitted Kitchen
- Ample Storage Space



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, London

This stunning interior designed apartment with water views is set within the heart of the Paddington Basin. It comprises a beautiful reception room with superb views, a modern fully fitted open plan kitchen, three bedrooms, two bathrooms and ample storage space. The apartment is situated on the third floor of this prestigious building which features a concierge service, lift service and secure underground parking.

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

The apartment has an on-site building manager, on hand to assist with any property related issues plus a 24-hour emergency helpline.

Local Authority:

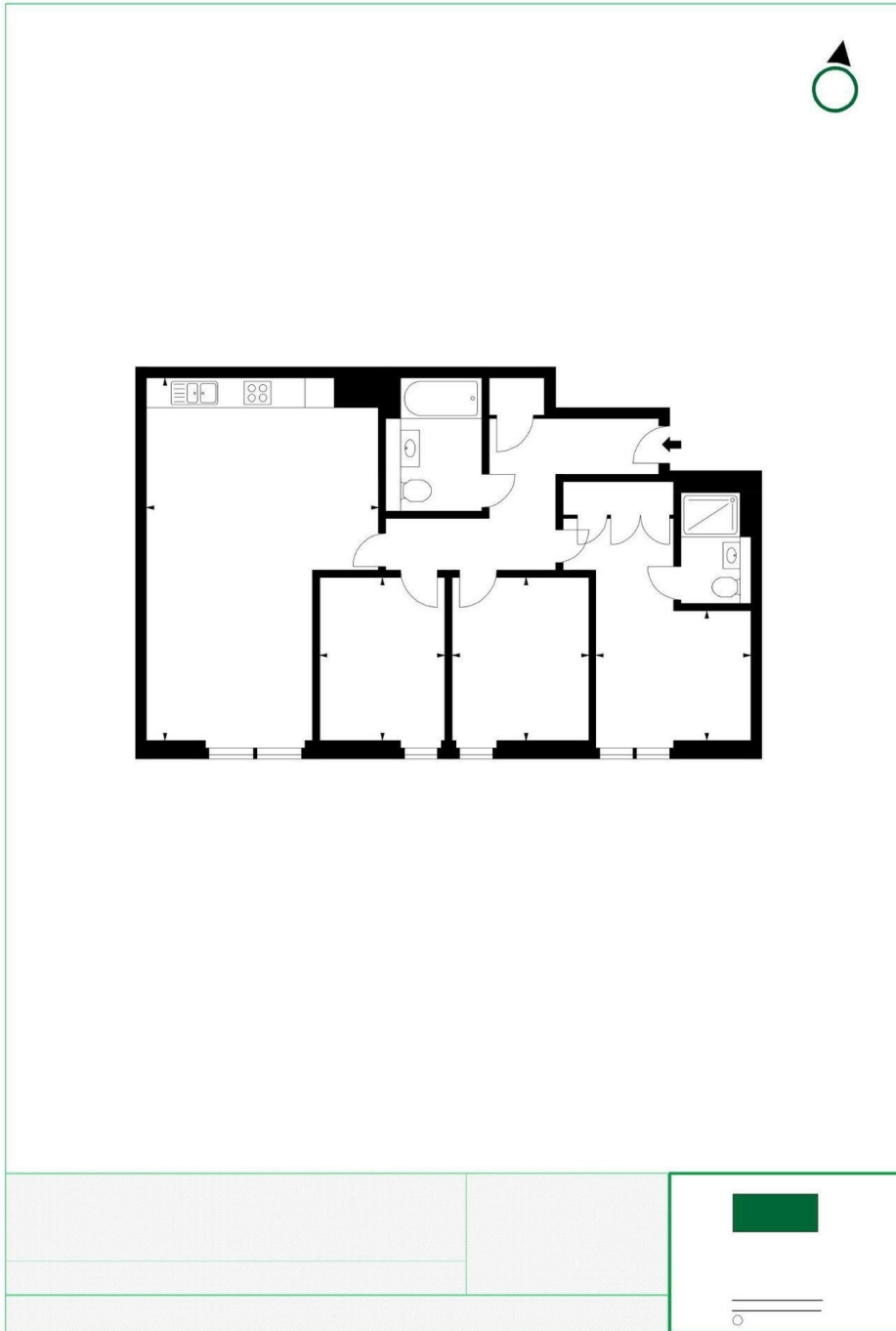
Council Tax Band: G

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	86	86
(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:

(Tel) 020 3393 2002
(Email) hello@sturgeslondon.co.uk

668 Fulham Road, Parsons Green, London, SW6 5RX

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.