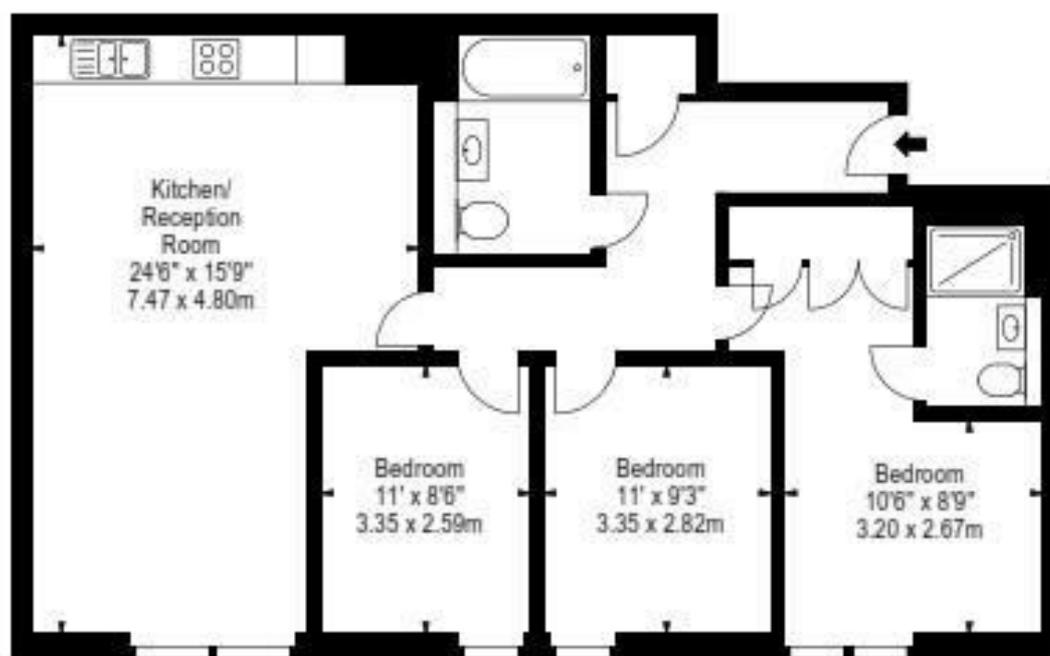




Merchant Square, East Harbet Road, W2 £7,410 Per Month Furnished/unfurnished

This unique apartment comprises a spacious living and entertaining open plan kitchen and reception area with the Canal views, three double bedrooms (the master bedroom with an en-suite bathroom), a guest cloakroom, guest bathroom and ample storage space. The apartment is located in one of W2's most admired address which features concierge service, lift service, and secure underground parking. The apartment offers easy access to superb transport links such as Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) Edgware Road (Circle, District and Bakerloo lines).





FLAT
MERCHANT SQUARE EAST
LONDON W2

Tenth Floor

Approx Gross Internal Area*

944 Sq Ft - 87.70 Sq M

Measured and Drawn By:

BKR

Sunnyhill House, 3-7 Sunnyhill Road
London, SW16 2JG

Tel: 0845 257 2623
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* As Defined by RICS - Code of Measuring Practice

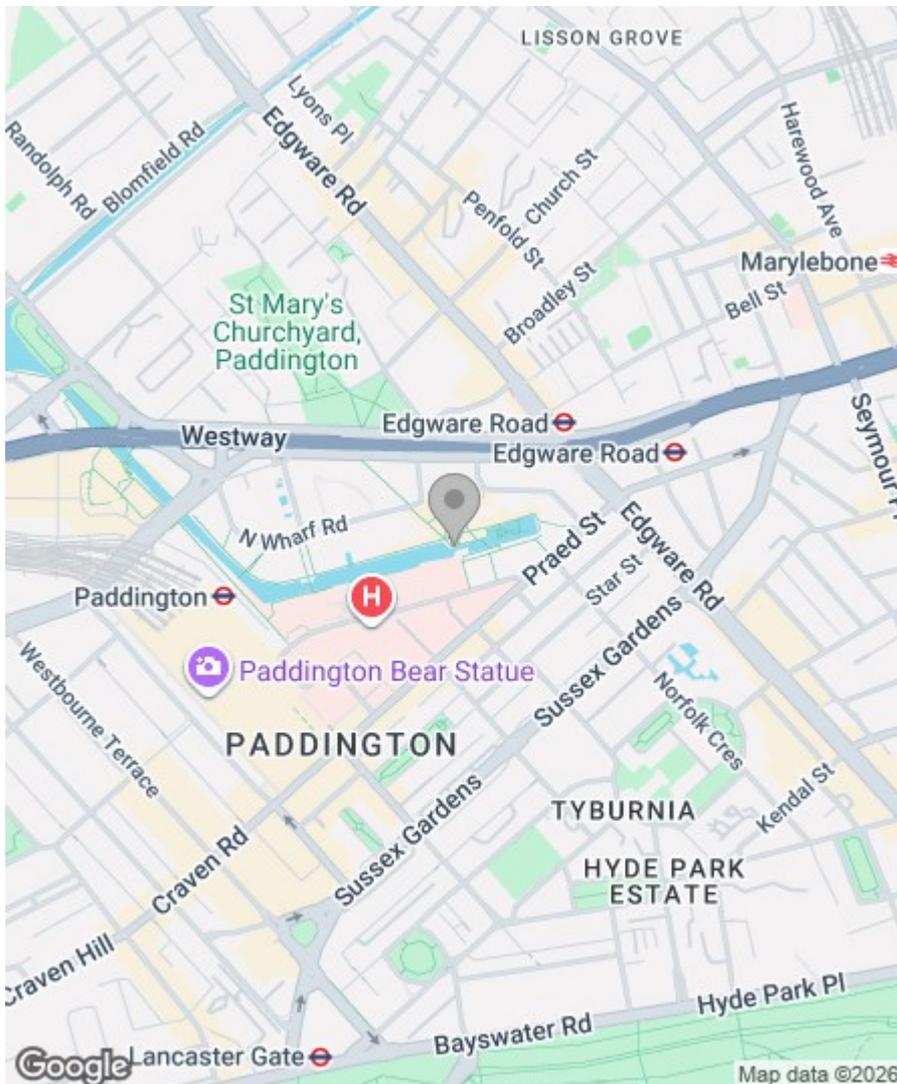
Illustration For Identification Purposes Only. Not to Scale
All Calculations Include Any/All Areas Under 1.5m Head Height.

Property Overview

Location	Paddington Basin, W2
Price	£7,410 Per Month
Bedrooms	3
Bathrooms	2
Receptions	1
Council	Westminster
Tax Band	G
Furnishing	Furnished/unfurnished

Key Features

- Interior Designed
- Prestigious Development
- Heart Of West End Quay
- Open Plan Kitchen
- Beautiful Canal Views
- En-Suite
- 24 Hour Concierge
- Available 8th October



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(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	

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
London NW8 0RG

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).

