



3, Merchant Square, London, W2 1AZ

£7,000 Per Month



This three-bedroom apartment offers amazing views and is situated on the 5th floor of Paddington Basin's most prestigious development. Comprises a large reception room with floor to ceiling windows, sliding doors onto the terrace, a modern fitted kitchen with Miele appliances, a master suite (bedroom, walk in wardrobe and a shower room), two further bedrooms and a bathroom. Additional features include Lutron lighting, comfort cooling, 24-hour concierge.

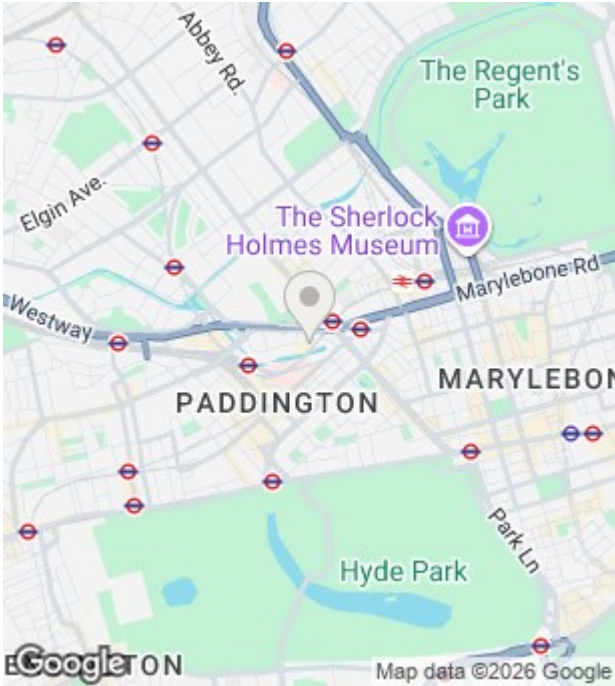
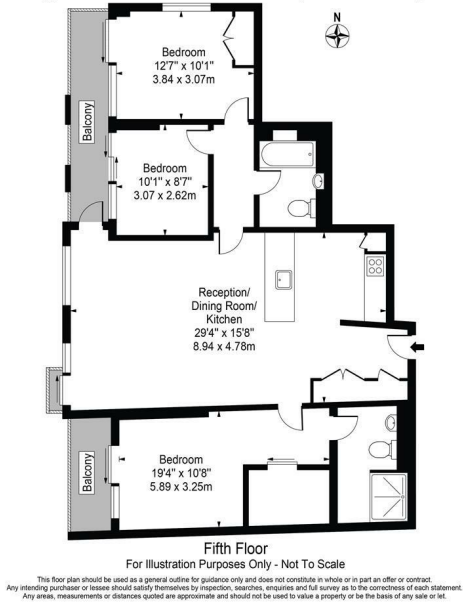
Merchant Square forms part of the popular modern waterside development in Paddington Basin. Located within close proximity of Hyde Park, nearby transport links include Edgware Road (Circle, District and Bakerloo lines), Lancaster Gate (Central line), Marble Arch (Central line) and Paddington Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow Express). Nearby landmarks include Oxford Street where the famous Selfridges Store can be found.

- Three Bedroom
- Secure Underground Car Parking
- Two Balconies
- Residents Cinema Room
- Modern Development
- Two Bathroom
- 24 Hour Concierge
- Canal View
- Residents Lounge
- Council Tax Band: G





Merchant Square
Approx. Gross Internal Area 1105 Sq Ft - 102.66 Sq M



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	

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

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