



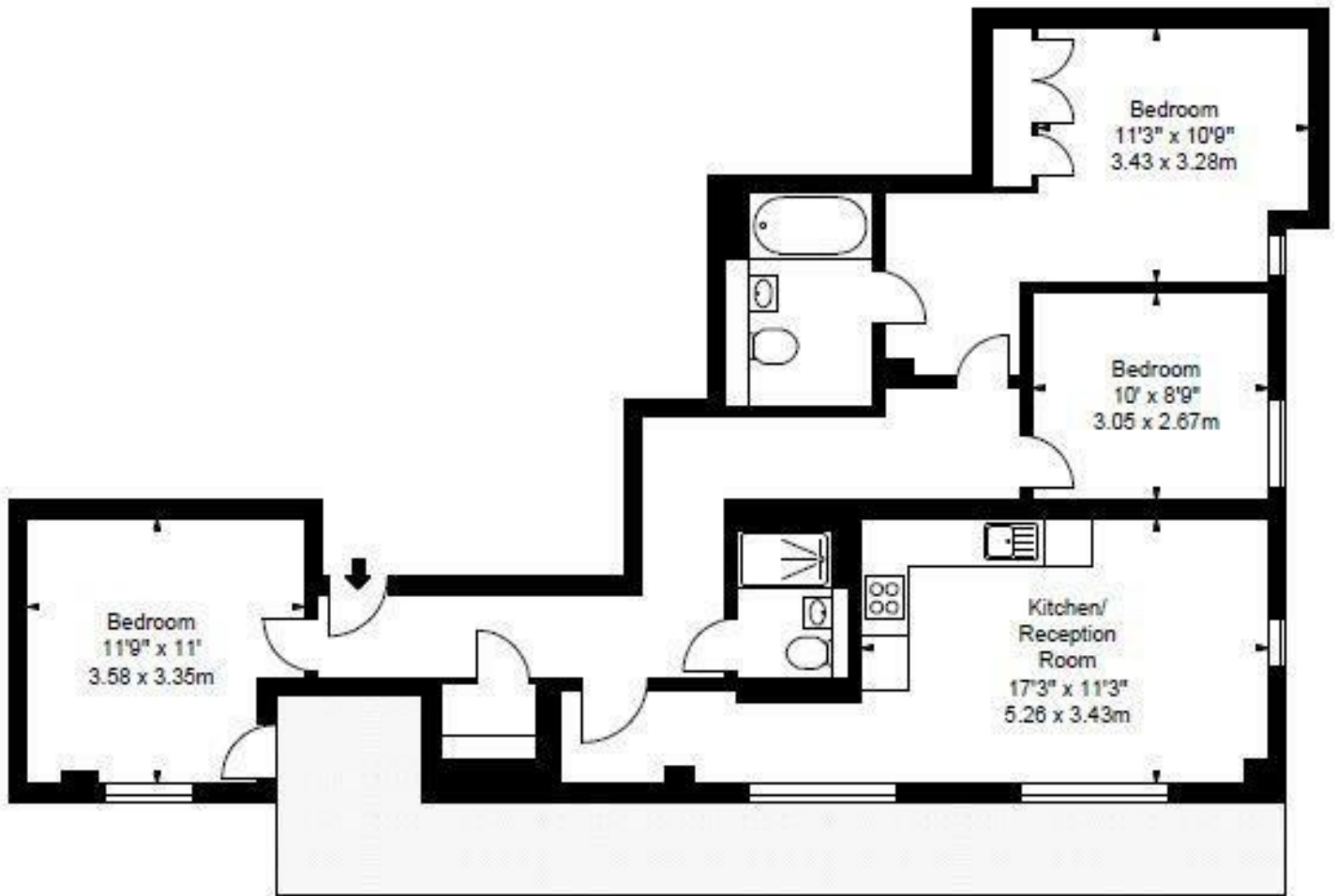
Merchant Square, East Harbet Road, W2 £7,063 Per Month Furnished/unfurnished

This apartment steals the show with amazing views from its beautiful south facing balcony. Along with this comes a stunning, spacious (912sqft) interior designed apartment, set within the heart of the Paddington Basin and close to the popular West End Quay.

The apartment is situated on the 14th floor of this prestigious building which features 24 hour concierge, lift service and secure underground parking and comprises a beautiful reception room with a new and modern fitted open plan kitchen, three bedrooms and two bathrooms.

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





APARTMENT 1408
MERCHANTSQUARE EAST
W2

Fourteenth Floor

Approx Gross Internal Area*

930 Sq Ft - 86.40 Sq M

Surveyed and Drawn By:

BKR

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* As Defined by RICS - Code of Measuring Practice

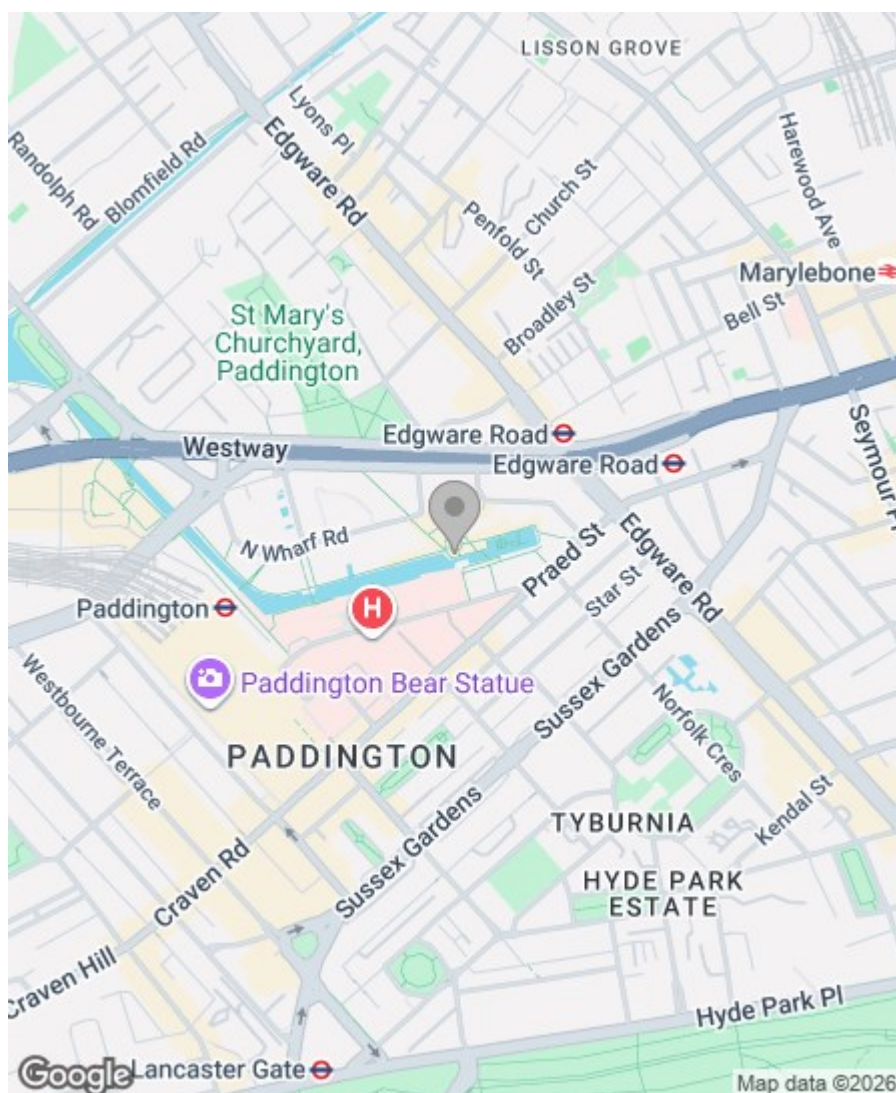
Illustration For Identification Purposes Only. Not to Scale
All Calculations Include Any/All Areas Under 1.5m Head Height.

Property Overview

Location	Paddington Basin, W2
Price	£7,063 Per Month
Bedrooms	3
Bathrooms	2
Receptions	1
Council	Westminster
Tax Band	G
Furnishing	Furnished/unfurnished

Key Features

- Ultra Modern Design
- Balcony with Water Views
- 24 Hour Concierge
- Lift
- Central Location
- Moments from Paddington Station
- Pet friendly
- Underground Parking



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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:
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Company Registered number
03513585

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We are members of



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