



Let **UK** Home

4 Bedrooms

W2 1AN

Located in London

£9,967 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



4B Merchant Square, London, W2



Let UK Home are excited to offer a stunning four bedroom apartment set within a modern block in the sought after Paddington Basin in W2.

This fourteenth floor apartment has spacious living and entertaining space with a beautiful reception room and a large balcony, offering breath-taking views over London. It also comprises a striking modern open plan kitchen with breakfast bar, four spacious bedrooms, three luxurious bathrooms and ample storage space.

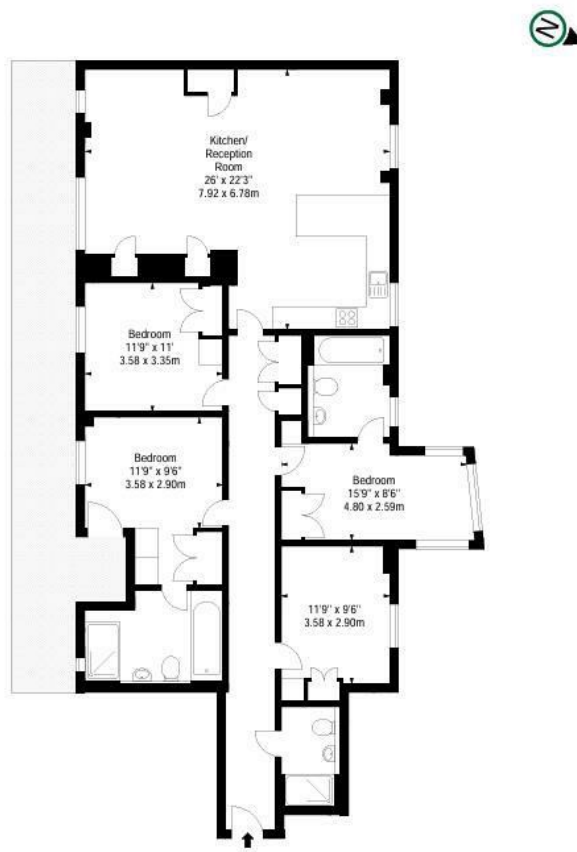
This prestigious building set off Paddington Basin features concierge, lift service, CCTV and secure underground parking.

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



- 14th Floor
- Private underground parking spaces | Superfast Broadband
- No agency fees dealing direct with Landlord
- Desirable location
- Video Entry & CCTV
- Concierge service
- Large south facing balcony with superb views over London skyline and Grand Union Canal
- Great transport links | Pet Friendly
- Available furnished or unfurnished





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3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Council Tax Band: New Build

Local Authority:

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

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	

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