



Let **UK** Home

3 Bedrooms

W2 1AN

Located in London

£7,345 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 spacious interior designed three bedroom apartment set within a modern block in the sought after Paddington Basin in W2. Property Reference: RL 2091

This luxury apartment comprises spacious living(125 Sq.Metres) and entertaining space with a beautiful, large reception/dining room with great views overlooking the canal and the pocket park. A superb modern fitted open plan kitchen, three bedrooms, a family bathroom, guest cloakroom, and ample storage space.

The apartment is situated on the first floor of this prestigious building which features a concierge service, 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).

- 1st Floor
- Concierge Service | Pet Friendly
- Secure underground parking | Superfast Broadband
- Available furnished or unfurnished
- Video Entry

- Canal views
- Short walk from Edgware Road underground station
- 24 Hour Emergency Helpline & Service
- Lifts & CCTV
- EPC Rating: B





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3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Council Tax Band: G

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		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	

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