



MERCHANT SQUARE, W2 1AP

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This one bedroom apartment with a lovely terrace overlooking the canal, is situated on the 11th floor of a modern waterside development with concierge service, lifts, and underground parking,

The apartment offers contemporary open plan living room and kitchen and is available either furnished or unfurnished.

Merchant Square forms part of the canalside Paddington Basin development with 24 hour concierge, lifts and underground parking.

The nearest transport links are Edgware Road Tube Station (Circle, District and Bakerloo lines) - 0.2 miles and Paddington main line and tube stations (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) - 0.4 miles.

- Bedroom • Bathroom • Reception Room • Kitchen • Guest Cloakroom • Private Terrace • 24 Hour Concierge • Lift • CCTV • Underground Parking

EPC Rating: B Council Tax Band:

**£800 PER WEEK**

**FURNISHED/UNFURNISHED**

**TENANTS FEES:** As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



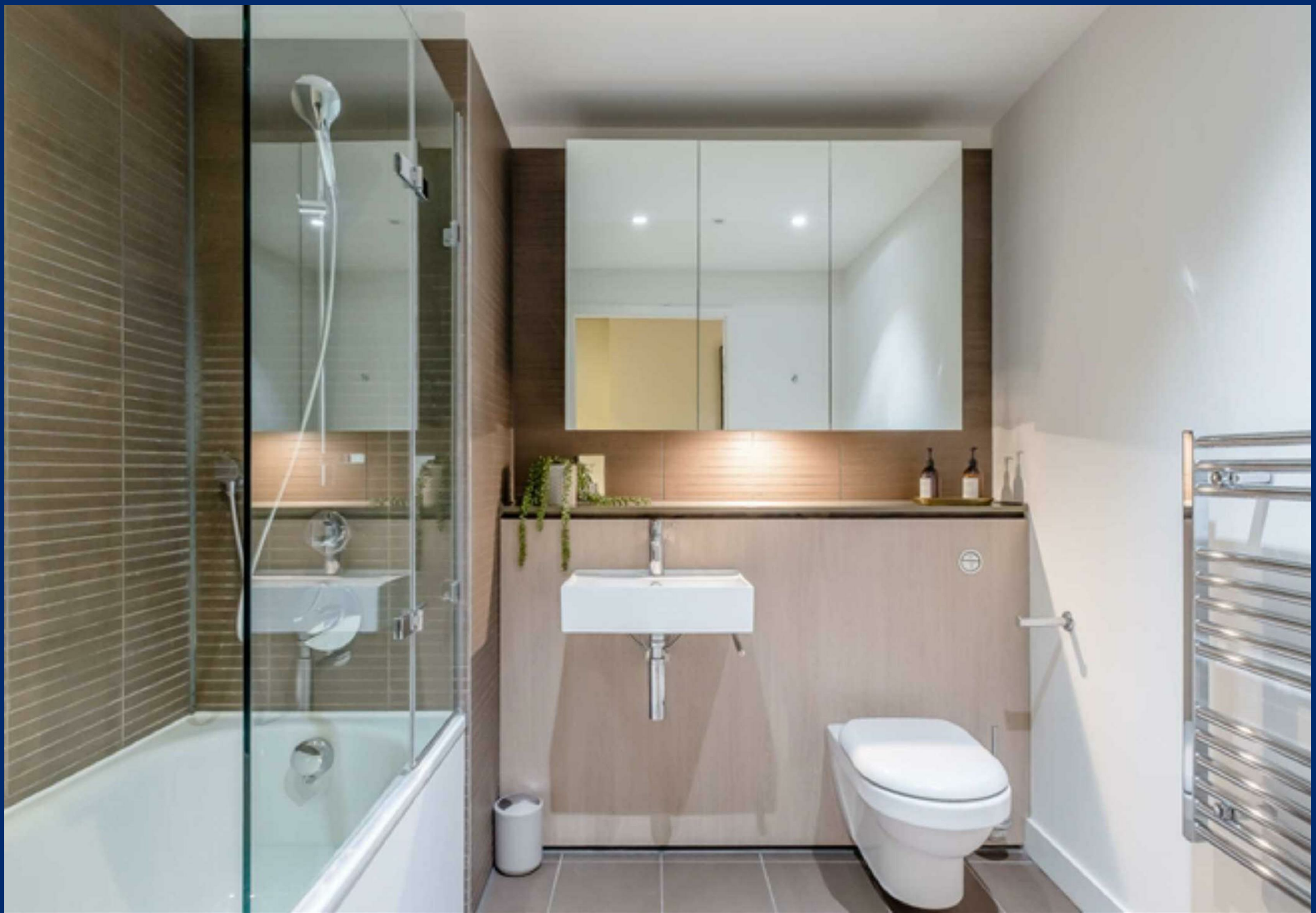








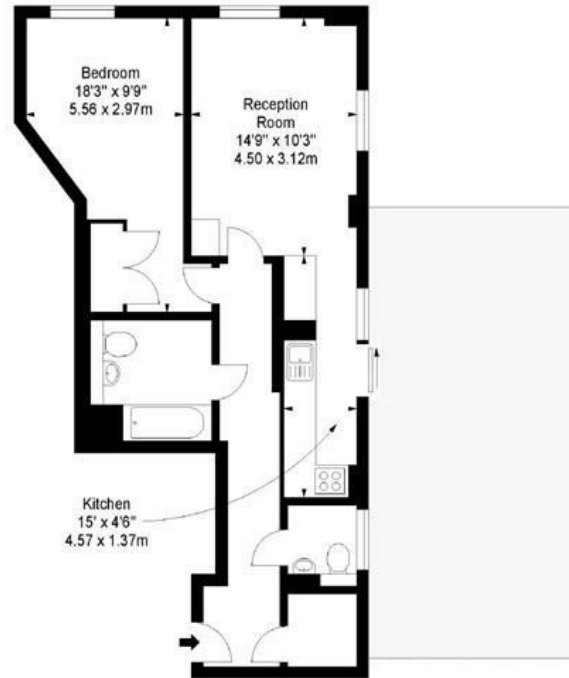












**FLAT 1108**  
**4B MERCHANT SQUARE EAST**  
**LONDON W 2**

**Eleventh Floor**

**Approx Gross Internal Area\***  
**588 Sq Ft - 54.63 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.