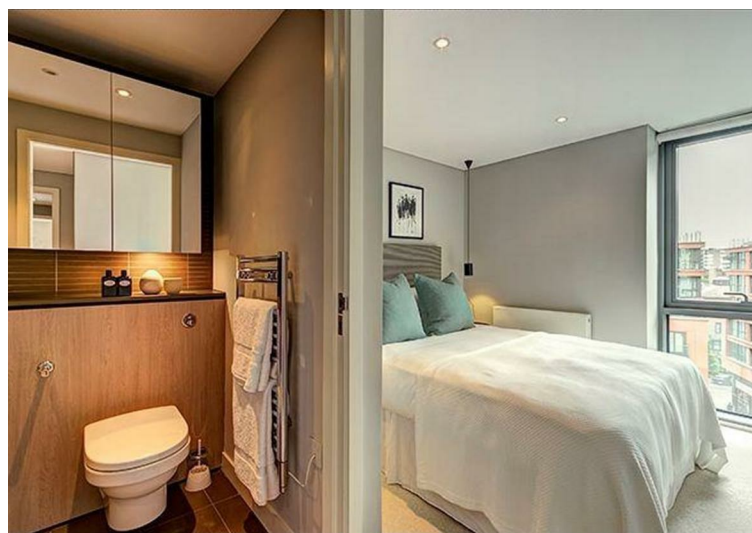


Merchant Square East, Paddington, W2 £1,295 Per Week Furnished

We are pleased to offer this stunning 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 first floor of this prestigious building which features 24 hour concierge, lift service, and secure underground parking. The stunning apartment comprises spacious living and entertaining space with a beautiful reception room with views overlooking the canal, a superb modern fitted open plan kitchen, three bedrooms, a family bathroom, guest cloakroom, and ample storage space. The apartment offers easy access to superb transport links such as Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) Edgware Road (Circle, District and Bakerloo lines).





Property Overview

Location	Paddington, W2
Price	£1,295 Per Week
Bedrooms	3
Bathrooms	2
Receptions	1
Council	Westminster
Tax Band	G
Furnishing	Furnished

Key Features

- Stunning water views
- Concierge
- Modern interior
- Contemporary bathrooms
- Open plan kitchen
- Ample storage
- Lift service
- Available Now



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	91	92
(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



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).