

**£1,850 pw** (£8,017 pcm)  
**Merchant Square East, Paddington, W2**



3 Bedrooms



2 Bathrooms



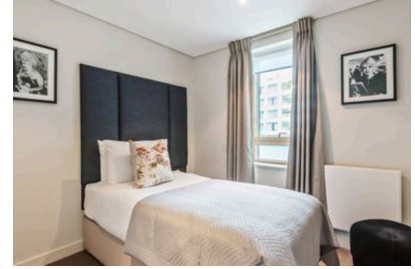
1 Reception

### Bright 3 Double Bedroom Apartment W2

Spacious 3 double bedroom, 2 bathroom apartment located in a modern purpose built block, with views over Paddington Basin. Offering bright, modern and spacious accommodation in very good order throughout. Plenty of storage, fully fitted and equipped kitchen, family bathroom and shower room. Secure underground Parking and 24 hour concierge service in the block. Located near to Paddington train line station and Edgware Road Underground Station. Great shops and restaurants within the complex of Paddington Basin.

- ✓ Entrance Hall
- ✓ Reception/Dining Room
- ✓ 3 Double Bedrooms
- ✓ 1 Family Bathroom
- ✓ 1 Shower Room
- ✓ Excellent Condition
- ✓ Video Entry Phone System
- ✓ 24 Hour Concierge
- ✓ Underground Parking
- ✓ Centrally Located

These particulars are intended to give a fair description and guidance to intending purchasers/tenants and do not constitute an offer or contract. All measurements are approximate and for guidance only. Park Estates London.



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	86	86
EU Directive 2002/91/EC		

## Location



Floor Plan

Merchant Square East W2  
1175 sq f 109.16 sq m

