



MERCHANT SQUARE, W2 1AN

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This luxury, interior designed one bedroom flat is on the fourth floor of a modern waterside block with concierge service, lifts, and underground parking

The apartment comprises a spacious reception room with floor to ceiling windows with views over the Grand Union Canal. It also has an open plan kitchen plus a large bathroom.

Merchant Square forms part of the canalside Paddington Basin development with a host of shops and restaurants at its doorstep. The nearest transport links are Edgware Road Tube Station (Circle, District, Bakerloo lines) - 0.2 miles and Paddington main line/ tube stations (Bakerloo, Hammersmith & City, Circle, District lines), and Heathrow Express train - 0.4 miles.

- Bedroom • Bathroom • Reception Room • Open Plan Kitchen • Lift • 24 Hour Concierge / Porter • Underground Parking Space • EPC Rating B • Westminster Council Tax Band D • Furnished/Unfurnished

EPC Rating: B Council Tax Band: D

**£760 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.

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**FLAT 408**  
**4B MERCHANT SQUARE EAST**  
**LONDON W 2**

**Fourth Floor**

**Approx Gross Internal Area\***  
**538 Sq Ft - 49.98 Sq M**

\* 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.

Surveyed and Drawn By:

**B K R**

Sunnyhill House, 1-7 Sunnyhill Road  
London, SW16 2UG

Tel: 0545 257 2023  
Fax: 0545 257 2024  
info@bkrfloorplans.co.uk  
www.bkrfloorplans.co.uk  
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