

MERCHANT SQUARE, PADDINGTON BASIN, LONDON W2 1AN



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A three bedroom apartment 960 sq ft, on the sixth floor of a modern waterside block with concierge service, lifts, and underground parking,

This contemporary home offers open plan reception room and kitchen, and has views over the Grand Union Canal.

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

- 3 Bedrooms • Bathroom • Shower Room • Reception Room • Open Plan Kitchen • Lift • Concierge / Porter • Underground Parking Space • EPC Rating B • Westminster Council Tax Band G

EPC Rating: B Council Tax Band: G

£1,660 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)

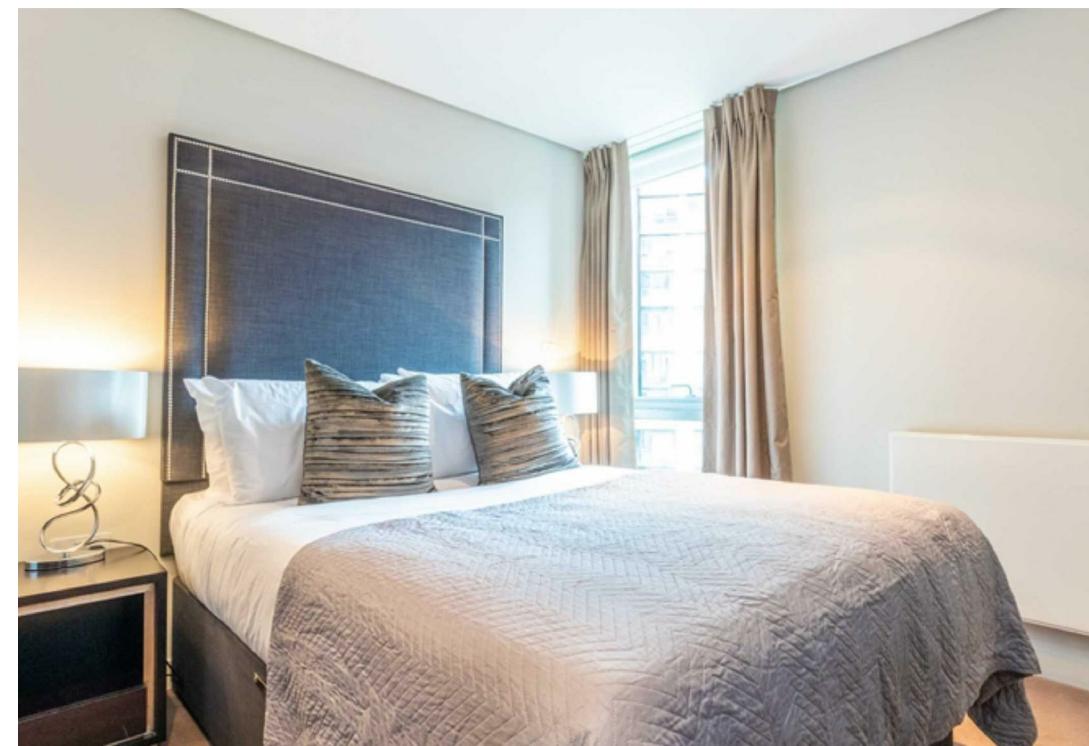
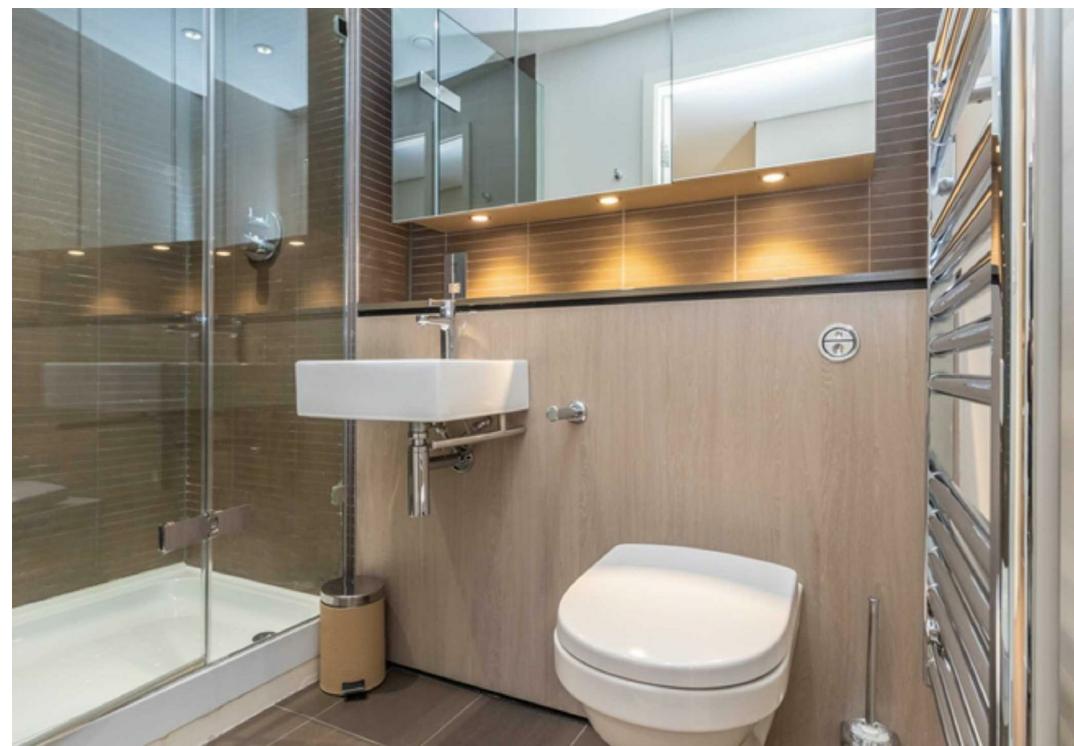
Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

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

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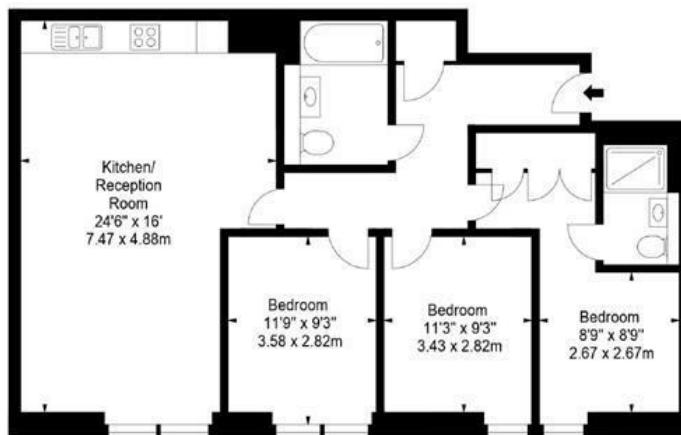
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FLAT 609
4B MERCHANT SQUARE EAST
LONDON W2

Sixth Floor

* As Defined by RICS - Code of Measuring Practice

Approx Gross Internal Area*
960 Sq Ft - 89.18 Sq M

Illustration For Identification Purposes Only. Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.

Surveyed and Drawn By:

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