

**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

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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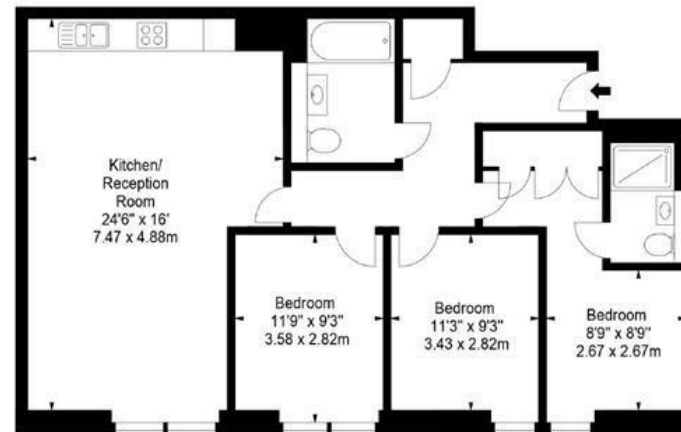












**FLAT 609**  
**4B MERCHANT SQUARE EAST**  
**LONDON W2**

**Sixth Floor**

**Approx Gross Internal Area\***  
**960 Sq Ft - 89.18 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.

Conveyed and Drawn By:

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