

MERCHANT SQUARE, LONDON W2 1AN



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A three bedroom apartment 944 sq ft, on the 10th floor of a modern waterside block with concierge service, lifts and underground parking, This pet friendly, 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 • 2 BATHROOMS • RECEPTION ROOM • OPEN PLAN KITCHEN • LIFT • CONCIERGE/PORTER • UNDERGROUND PARKING SPACE • DEDICATED PROPERTY MANAGER • PET FRIENDLY

EPC Rating: B Council Tax Band: G

£1,650 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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**FLAT 1009
4B MERCHANT SQUARE EAST
LONDON W2**

Tenth Floor

* As Defined by RICS - Code of Measuring Practice

Approx Gross Internal Area*

944 Sq Ft - 87.70 Sq M

Surveyed and Drawn By:

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All Calculations include Any/All Areas Under 1.5m Head Height.