

## MERCHANT SQUARE, LONDON W2 1AN



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A three bedroom apartment 960 sq ft, on the seventh 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 • 2 BATHROOMS • RECEPTION ROOM • OPEN PLAN KITCHEN • LIFT • 24 HOUR CONCIERGE • UNDERGROUND PARKING SPACE • WESMINSTER COUNCIL

EPC Rating: B Council Tax Band: G

**£1,695 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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RESIDENTIAL

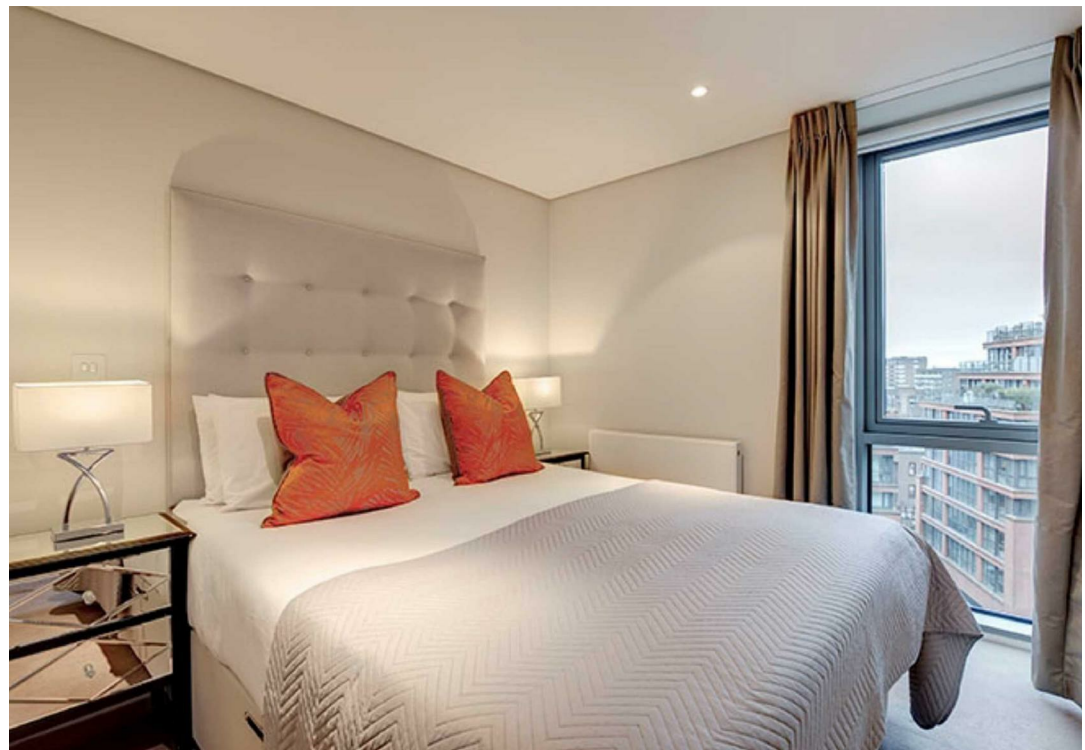
**020 7722 3322**

[arlingtonresidential.com](http://arlingtonresidential.com)















**FLAT 709**  
**4B MERCHANT SQUARE EAST**  
**LONDON W2**

Seventh Floor

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

Surveyed and Drawn By:

**B K R**

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\* 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.