

MERCHANT SQUARE EAST, LONDON W2 1AN



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A bright, south facing three bedroom apartment 942 sq ft, on the fifth 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 • PET FRIENDLY • WESTMINSTER COUNCIL TAX

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

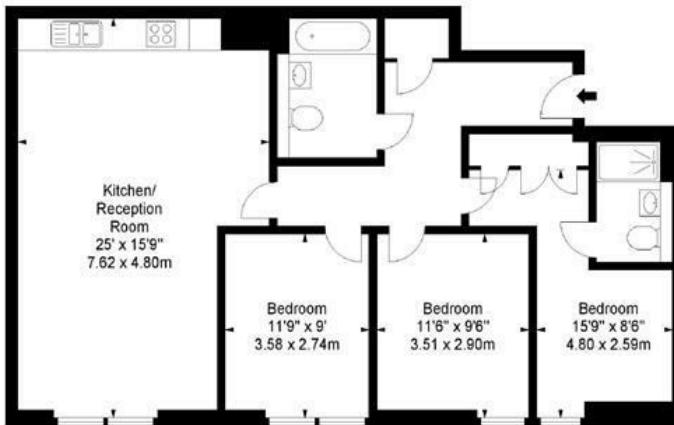
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**APARTMENT 509
MERCHANT SQUARE EAST
W2**

Fifth Floor

Approx Gross Internal Area*

942 Sq Ft - 87.51 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

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