



Merchant Square, East Harbet Road, W2 £8,580 Per Month Furnished

This fourteenth floor apartment has spacious living and entertaining space with a beautiful reception room and a large balcony, offering breath-taking views over London. It also comprises of a striking modern open plan kitchen with breakfast bar, four spacious bedrooms, three luxurious bathrooms and ample storage space. This prestigious building set off Paddington Basin features 24 hour concierge, lift service, CCTV and secure underground parking. The apartment offers easy access to superb transport links such as Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) Edgware Road (Circle, District and Bakerloo lines).





FLAT 1409
4B MERCHANT SQUARE EAST
LONDON W2

Fourteenth Floor

Approx Gross Internal Area*

1496 Sq Ft - 138.98 Sq M

Property Overview

Location	Paddington Basin, W2
Price	£8,580 Per Month
Bedrooms	4
Bathrooms	3
Receptions	1
Council	Westminster
Tax Band	G
Furnishing	Furnished

Key Features

- Ultra Modern Design
- Stunning Water Views
- Moments from Paddington Station
- 24 Hour Concierge
- Lift
- Secure Underground Parking
- CCTV
- 4 Bedrooms
- 3 Bathrooms
- Great Location



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

