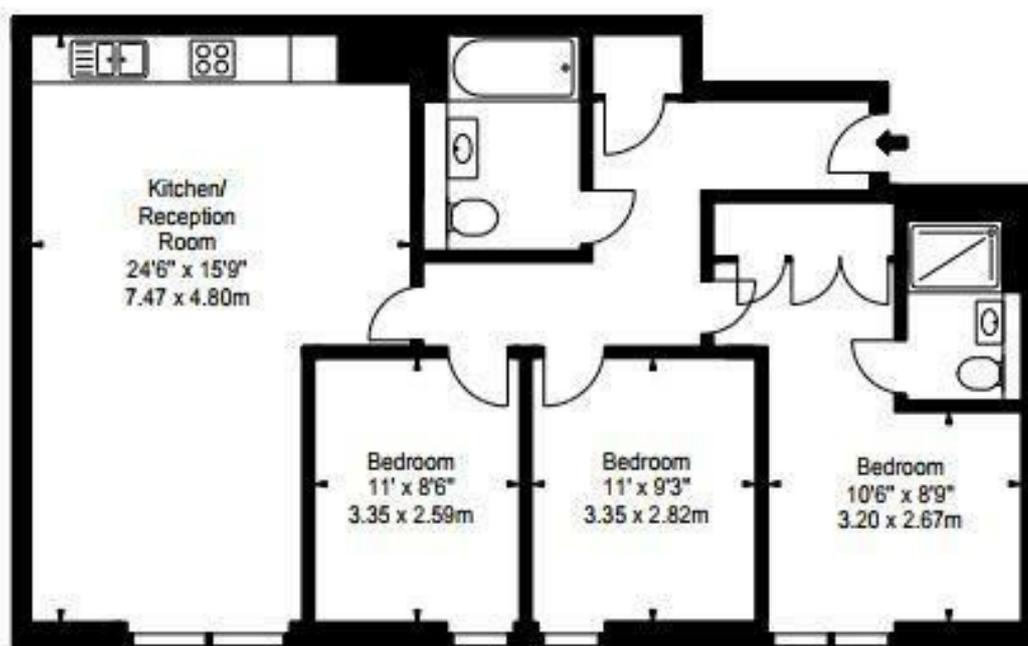




Merchant Square, East Harbet Road, W2 £7,063 Per Month Furnished/unfurnished

We are pleased to offer this stunning 3 bedroom interior designed apartment, set within the heart of the Paddington Basin and close to the popular West End Quay, a must see! This luxurious apartment is situated on the third floor and comprises spacious living and entertaining space with a beautiful reception room with views overlooking the grand union canal and London, a superb modern fitted open plan kitchen, three double bedrooms with carpeted flooring, a beautifully tiled family bathroom, guest cloakroom, and ample storage space. Furthermore, this prestigious building features a 24-hour concierge, lift service and secure underground parking. All tenants benefit from a dedicated on-site or building manager who is on hand to assist with any property related issues and exclusive deals and discounts in local restaurants and gyms specifically to 4B Merchant Square tenants. 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). Please call on 020 7625 1000 for more information.





FLAT 309
4B MERCHANT SQUARE EAST
LONDON W2

Third Floor

Approx Gross Internal Area*

944 Sq Ft - 87.70 Sq M

Surveyed and Drawn By:

BKR

Surreyhill House, 3-7 Surreyhill Road
London, SW16 2LD

Tel: 0845 257 2023
Fax: 0845 257 2024
info@bkrfloorplans.co.uk
www.bkrfloorplans.co.uk
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* As Defined by RICS - Code of Measuring Practice

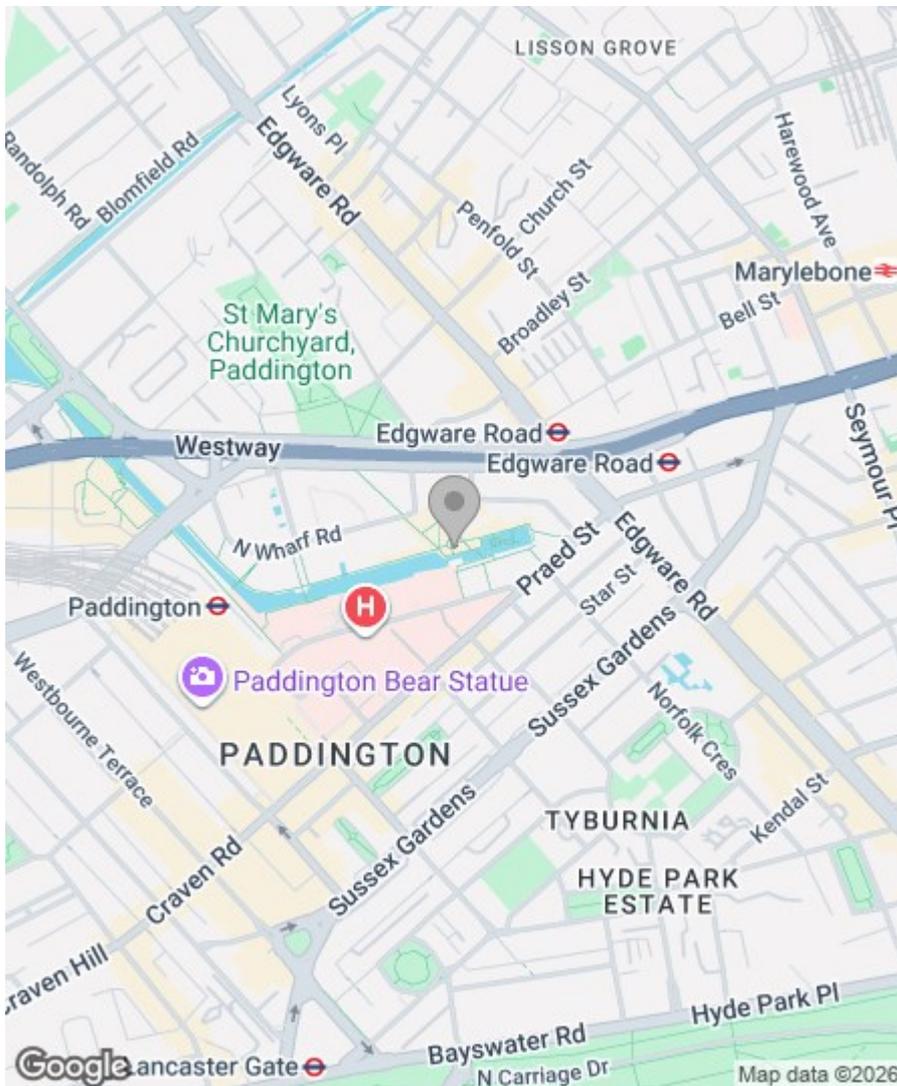
Illustration For Identification Purposes Only. Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.

Property Overview

Location	Paddington, W2
Price	£7,063 Per Month
Bedrooms	3
Bathrooms	2
Receptions	1
Council	Westminster
Tax Band	G
Furnishing	Furnished/unfurnished

Key Features

- Ultra Modern Design
- Stunning Water Views
- Open Plan Kitchen
- En-Suite
- Moments from Paddington Station
- Lift
- 24 Hour Concierge



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
London NW8 0RG

We are members of



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).

