



Viewings by appointment  
0207 483 2611

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## 4 Merchant Square East, W2 1AN

£4,766 \*fees apply



This luxury first-floor apartment offers 803 sq ft of bright, contemporary living within a prestigious waterside development in Merchant Square. Finished to an interior-designed standard, the home includes a spacious open-plan kitchen and reception, three double bedrooms and two modern bathrooms. Residents benefit from concierge services, lift access and secure underground parking. With Paddington Station and Edgware Road moments away, the property provides excellent transport connections alongside a vibrant canal-side setting with shops, cafés and landscaped communal areas.

### Key Features

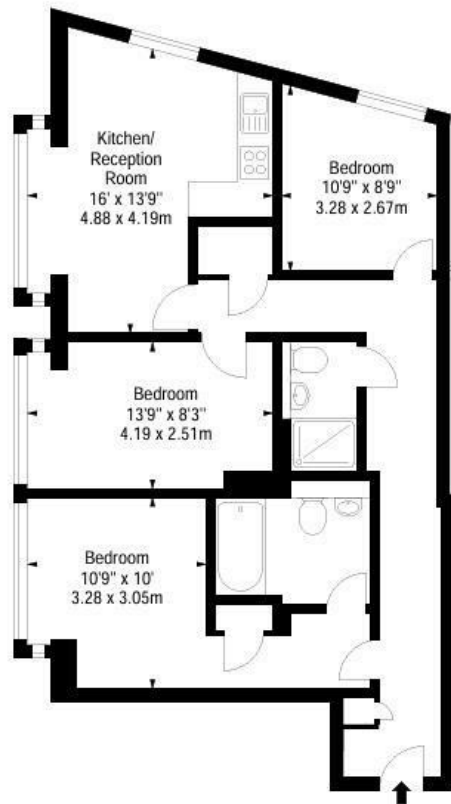
- First-floor three-bedroom, two-bathroom apartment
- 803 sq ft interior-designed modern living
- Open-plan kitchen and reception room
- Concierge service and secure underground parking
- Lift access throughout the building
- Comfort cooling and modern finishes
- Walking distance to Paddington & Edgware Road stations
- Offered furnished or unfurnished
- Pet-friendly development with 24-hour emergency support
- Access to local shops, cafés and canal-side amenities

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

Tax Band: F  
EPC Rating: B



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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\*All Fees stated are inclusive of VAT  
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

#### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.