

MERCHANT SQUARE EAST, LONDON W2  
£1,595 PW



**MAYFAIR SQUARE**

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | [info@mayfairsquare.co.uk](mailto:info@mayfairsquare.co.uk) | [www.mayfairsquare.co.uk](http://www.mayfairsquare.co.uk)

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### PROPERTY DESCRIPTION

Prepare to be captivated by this remarkable three bedroom apartment, boasting breathtaking views from its south-facing terrace in the heart of the Paddington Basin.

Situated on the 14th floor of a prestigious building and spanning an impressive 912 sq ft. This apartment offers a range of amenities, including a concierge service, lift service, and secure underground parking.

The bright and airy living space comprises a beautifully designed reception room seamlessly connected to a modern, open-plan kitchen. With three generously sized bedrooms and two well-appointed bathrooms, this apartment offers both comfort and style.

Benefitting from private underground parking, 24/7 security, this waterside building exudes prestige. All apartments are thoughtfully designed with high-specification amenities and furnishings, including the added convenience of comfort cooling.

With excellent transport links in close proximity, including Paddington Train Station and Edgware Road, this apartment provides easy access to a range of transportation options, ensuring seamless connections throughout the city.

Contact our dedicated lettings team at Mayfair Square today to arrange a private viewing of this exceptional apartment.



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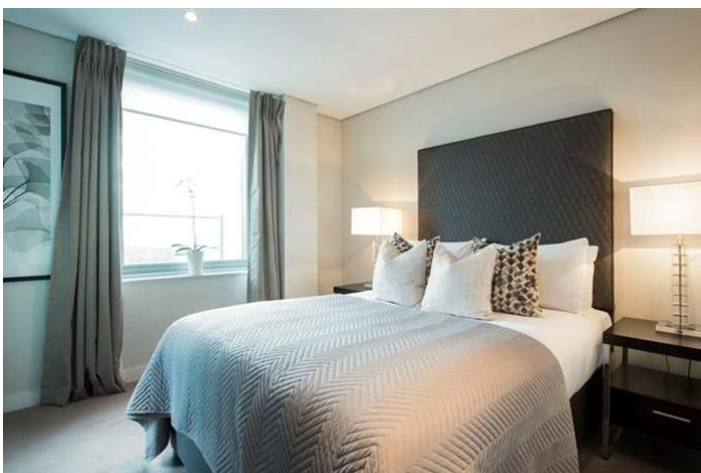


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**APARTMENT 1408  
MERCHANTSQUARE EAST  
W2**

Fourteenth Floor

Approx Gross Internal Area\*

930 Sq Ft - 86.40 Sq M

Surveyed and Drawn by

**BKR**

Buntyhill Road, 3-7 Buntyhill Road,  
London, SW16 2AG

Tel: 02045 257 2023  
Fax: 02045 257 2024  
info@bkr-surveyors.co.uk  
www.bkr-surveyors.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.



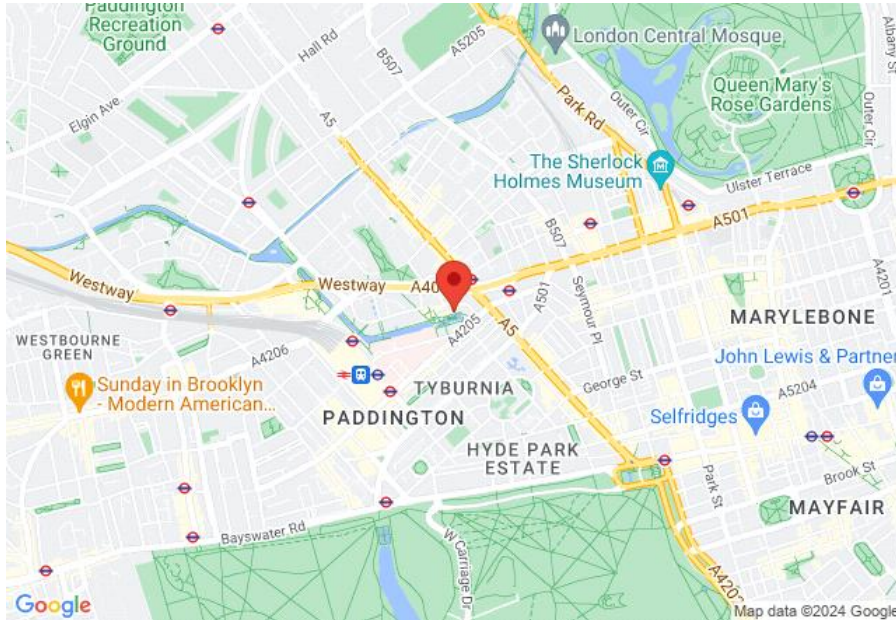
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

### Important Notice:

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