

MERCHANT SQUARE EAST, LONDON W2
£1,630 PW



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk

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PROPERTY DESCRIPTION

Discover the charm of this impeccably designed 3-bedroom apartment featuring stunning water views, centrally located in Paddington Basin. The residence encompasses an elegant and spacious reception room with exceptional south-facing views, a modern fully equipped open-plan kitchen, three bedrooms, two bathrooms, and ample storage space. Positioned on the second floor of a prestigious building, the property comes complete with amenities like a concierge, lift service, and secure underground parking.

Excellent transport links, the apartment provides easy access to Paddington Train Station, offering connections to the Elizabeth Line, Bakerloo, Hammersmith & City, Circle, District lines, and Heathrow. Edgware Road, with its Circle, District, and Bakerloo line services, is also conveniently nearby.



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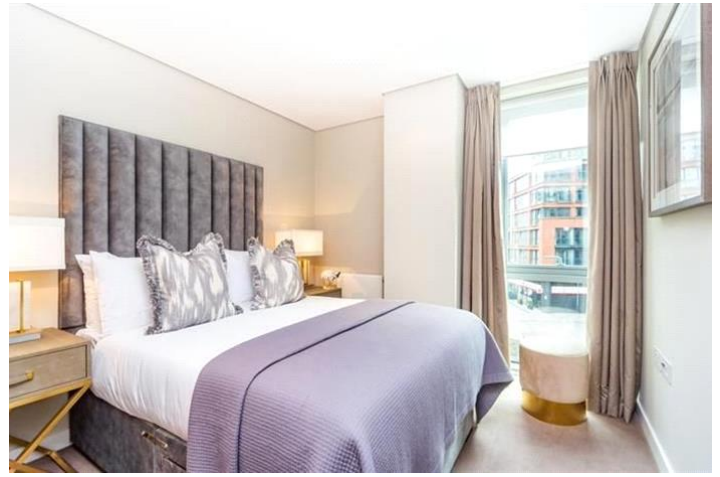
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FLAT 209
4B MERCHANT SQUARE EAST
LONDON W2

Second Floor

Approx Gross Internal Area*
 943 Sq Ft - 87.60 Sq M

Surveyed and Drawn By

B K R

Sunley Hill House, 5-7 Barmy Hill Road
 London, W8 7LJ

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 info@bkr.co.uk
 www.bkr.co.uk

* 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.



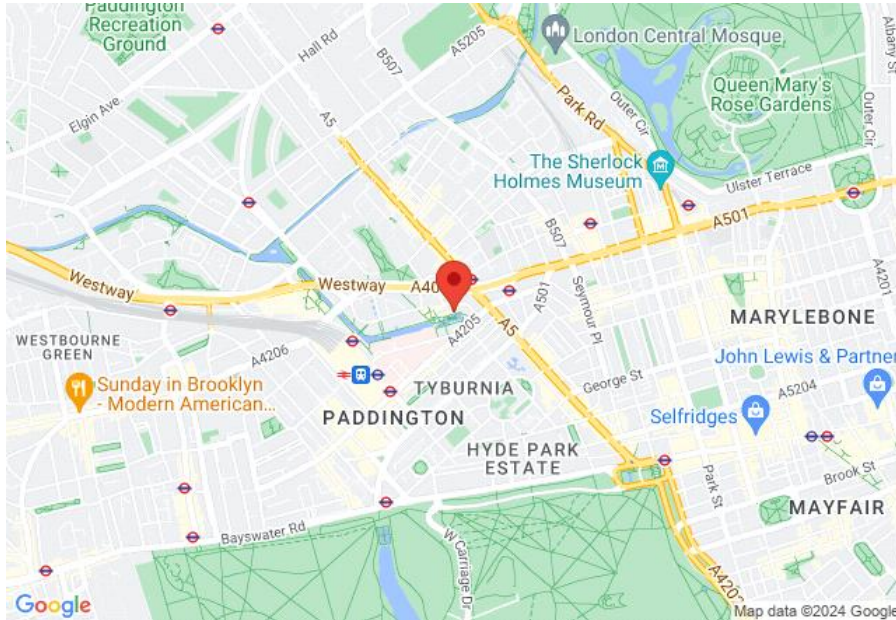
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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