

MERCHANT SQUARE EAST, PADDINGTON, LONDON W2

£975 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

This excellent two-bedroom apartment has a stunning interior design and is located in the heart of the Paddington Basin, just a stone's throw away from the popular West End Quay.

The apartment is situated on the fourteenth floor of this prestigious building which features a concierge, lift service and secure underground parking.

The stunning apartment comprises spacious reception room with superb views of the South side of Grand Union Canal, a fully fitted modern open plan kitchen, two bedrooms and two bathrooms.

Apartment is available furnished or unfurnished.

The apartment offers easy access to a lot of transport links such as Paddington Train Station (Elizabeth line, Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) Edgware Road (Circle, District and Bakerloo lines).

This prestigious waterside building benefits from private underground parking spaces, concierge service and round the clock security, as well as penthouses and apartments refurbished in a chic, contemporary style with high specification amenities and furnishings. All the apartments benefit from comfort cooling.



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**FLAT 1410**  
**4B MERCHANT SQUARE EAST**  
**LONDON W2**

Fourteenth Floor

Approx Gross Internal Area\*  
 726 Sq Ft - 67.45 Sq M

\* 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.

Surveyed/Drawn By  
**BKR**

Stonehill House, 1-7 Stonehill Road  
 London, SW76 2JG

Tel: 0445 207 0020  
 Fax: 0445 207 0024  
 info@bkr.co.uk  
 www.bkr.co.uk  
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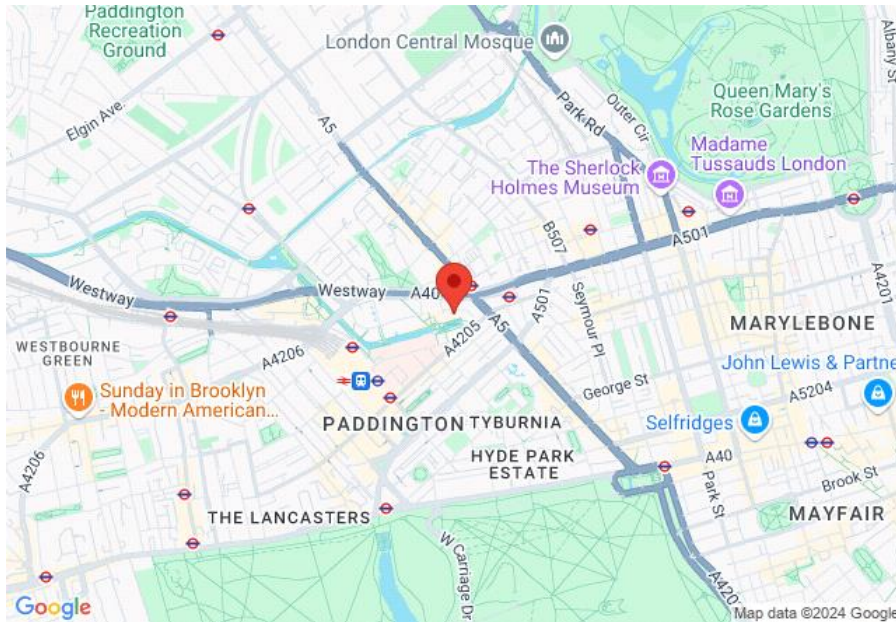
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy 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

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