

MERCHANT SQUARE EAST, LONDON W2  
£1,710 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

Luxury interior designed 3 bedroom apartment on the 9th floor, with breathtaking canal views, situated in the heart of the Paddington Basin and conveniently near West End Quay.

This stunning apartment comprises a beautiful reception room, a modern fully fitted open plan kitchen, three bedrooms, two bathrooms, and ample storage space. Positioned on the fourth floor of this prestigious building, residents can enjoy the added benefits of concierge services, a lift, and secure underground parking.

The apartment's location provides easy access to superb transport links, including Paddington Train Station (serving Elizabeth line, Bakerloo, Hammersmith & City, Circle, District lines, and Heathrow connections) and Edgware Road (serving Circle, District, and Bakerloo lines).

Embrace a lifestyle of elegance and convenience in this exceptional apartment.



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<p><b>FLAT 409</b>  <b>4B MERCHANT SQUARE EAST</b>  <b>LONDON W2</b></p>	<p>Approx Gross Internal Area*  <b>944 Sq Ft - 87.70 Sq M</b></p>	<p>Surveyed Draw By  <b>B K R</b></p>
<p>Fourth Floor</p>		<p>Surveyed House, 1-7 Sanyhill Road          London, SW14 2JG          Tel: 0845 207 2021          Fax: 0845 257 2024          info@bkr.co.uk          www.bkr.co.uk          © 1995-2010</p>
<p>* 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.</p>		



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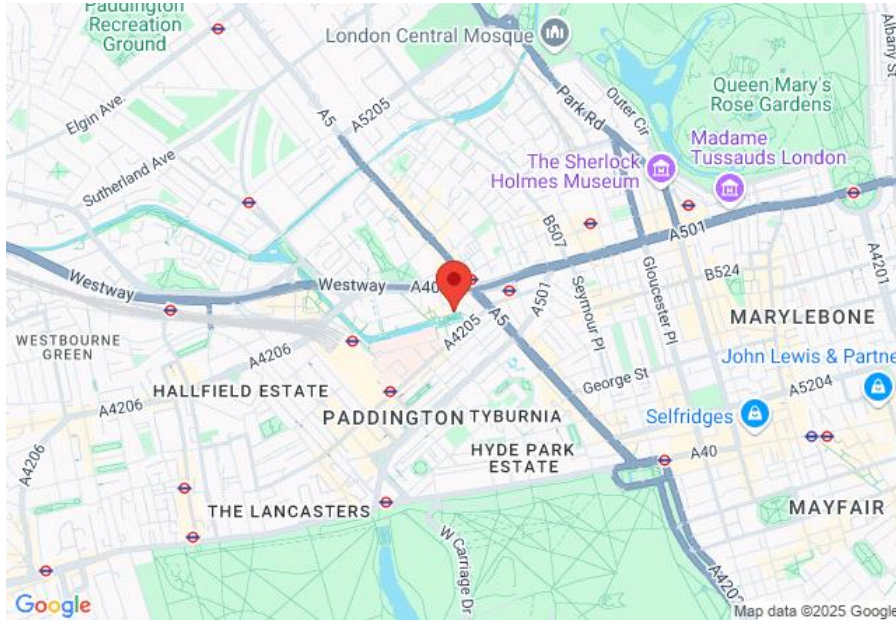
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy 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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