

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](mailto:info@mayfairsquare.co.uk) | [www.mayfairsquare.co.uk](http://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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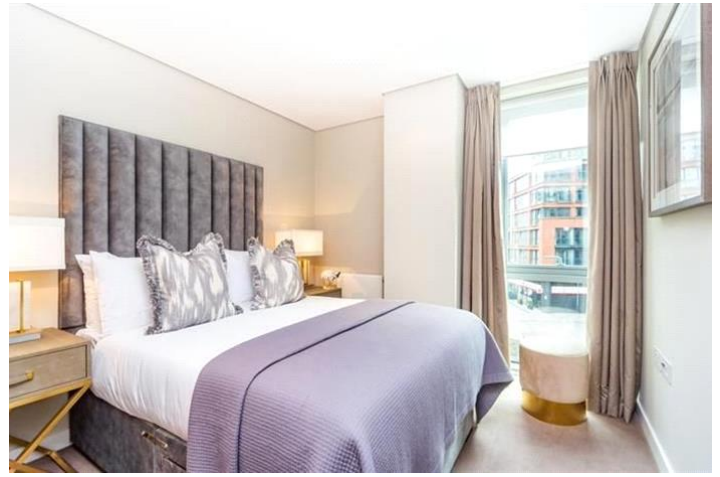
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**FLAT 209**  
**4B MERCHANT SQUARE EAST**  
**LONDON W2**

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

Tel: 0845 257 2623  
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 info@bkr.co.uk  
 www.bkr.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.



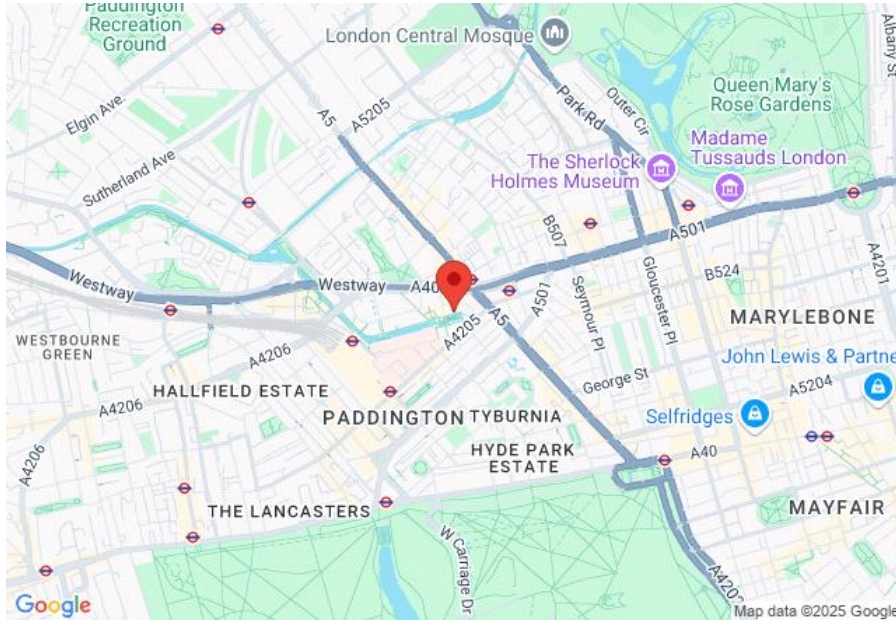
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy 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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