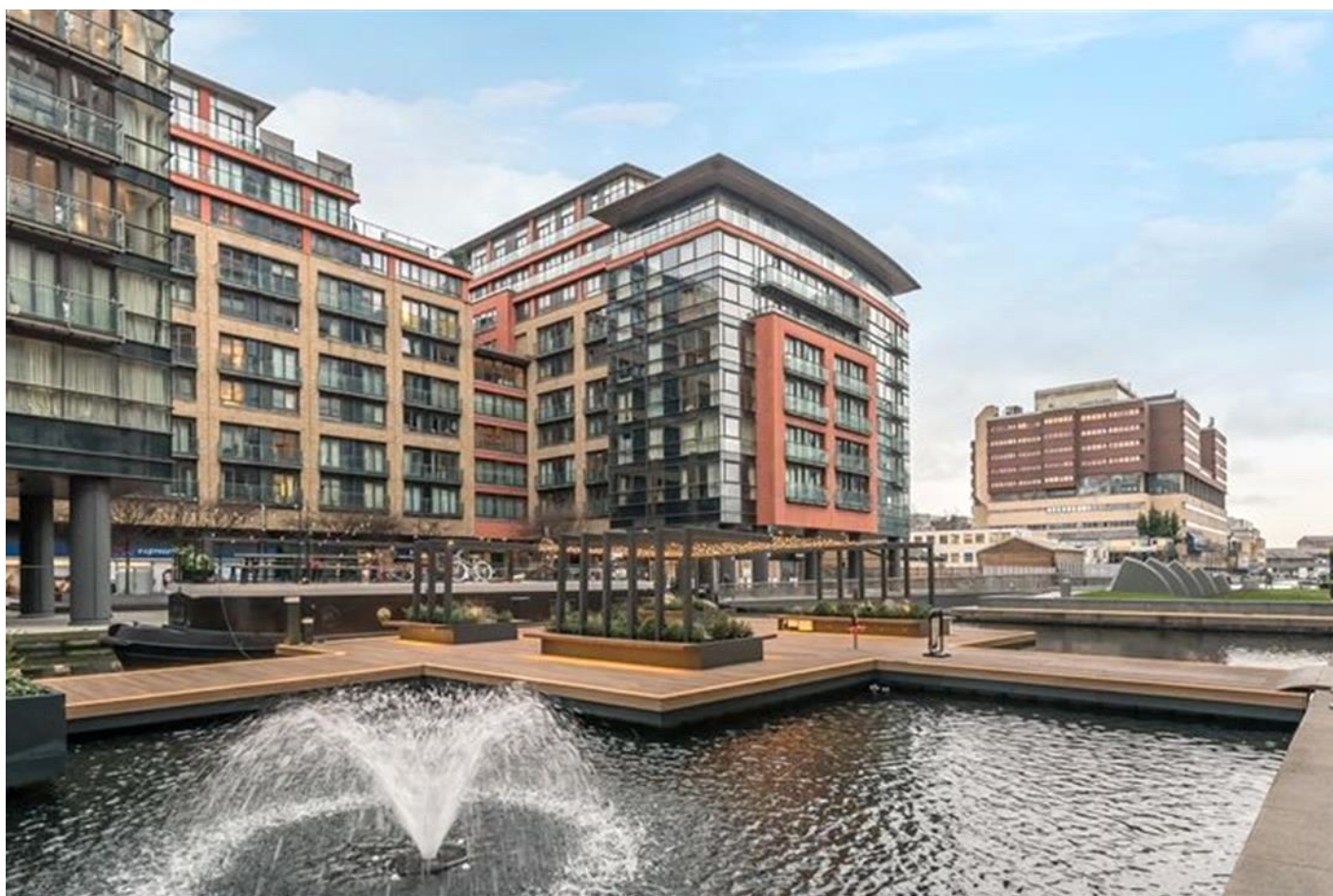


# MERCHANT SQUARE, PADDINGTON, LONDON W2

## £1,195 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

Stunning three-bedroom, two-bathroom apartment with interior design, located in the heart of Paddington Basin and near the popular West End Quay.

This modern apartment features a beautiful reception room, a newly fitted open-plan kitchen, three bedrooms, two bathrooms, and ample storage space. The 803 sq ft apartment is located on the first floor of a prestigious building with a concierge, lift service, and secure underground parking.

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



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**FLAT 110**  
**4B MERCHANT SQUARE EAST**  
**LONDON W2**

First Floor

Approx Gross Internal Area\*  
 803 Sq Ft - 74.60 Sq M

Developed by  
**BKR**

Surrey Hill House, 57 Surrey Hill Road  
 London, SW19 2UG

Tel: 0844 267 2000  
 Fax: 0844 277 2000  
 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.



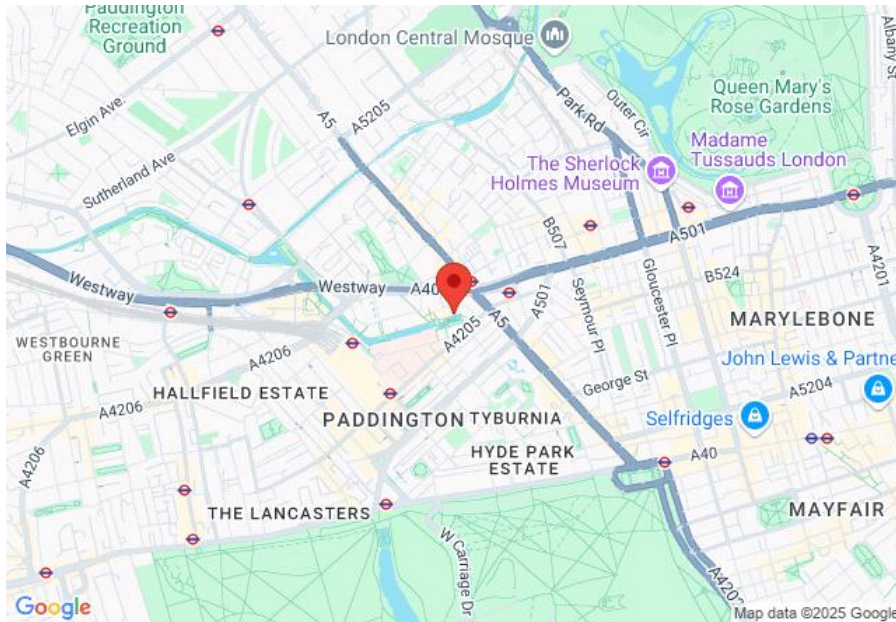
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy 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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