

MERCHANT SQUARE EAST, LONDON W2
£960 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

An exquisite 2-bedroom apartment with a captivating interior design, located in the heart of Paddington Basin and in close proximity to the renowned West End Quay.

Positioned on the twelfth floor of an esteemed building, this apartment boasts prestigious features including a dedicated concierge, convenient lift service, and secure underground parking.

The stunning interior comprises generously sized living and entertaining areas, highlighted by a beautifully designed reception room offering breathtaking views. A superb modern open plan kitchen seamlessly integrates with the living space. The apartment further encompasses two bedrooms, two bathrooms, and ample storage facilities.

Benefitting from its prime location, the apartment provides easy access to excellent transportation links such as Paddington Train Station (serviced by Bakerloo, Hammersmith & City, Circle, District lines, and Heathrow) as well as Edgware Road (served by Circle, District, and Bakerloo lines).



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<p>FLAT 1210 4B MERCHANT SQUARE EAST LONDON W2</p> <p>Twelveth Floor</p>	<p>Approx Gross Internal Area*</p> <p>736 Sq Ft - 68.37 Sq M</p>	<p>Approved and Drawn By</p> <p>B K R</p> <p>Burreyhill House, 3 F Burreyhill Road London, SW16 2UG</p> <p>Tel: 0843 257 2525 Fax: 0843 257 2504 info@bkrproperties.co.uk www.bkrproperties.co.uk © BKR 2015.</p>
<p>* As Defined by RICS - Code of Measuring Practice</p> <p>Illustration For Identification Purposes Only. Not to Scale All Calculations include Any/All Areas Under 1.5m Head Height.</p>		



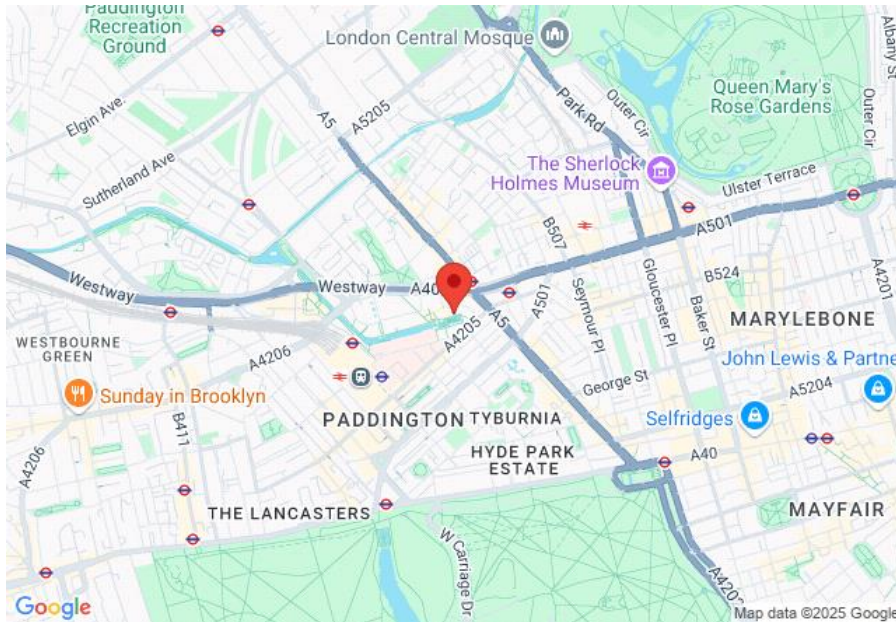
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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