

MERCHANT SQUARE, WESTMINSTER, W2





Key Features

- Incredible four-bedroom penthouse apartment
- High spec modern kitchen and bright open-plan reception
- Stunning canal and London skyline views
- Luxurious roof terrace with ample outdoor seating
- Close to local amenities within Paddington Basin

Description

An incredible four-bedroom penthouse apartment situated on the 15th floor of the magnificent Merchant Square development. It comprises a beautifully large and spacious open-plan reception area, consisting of a living room, dining room and kitchen all in one, creating the perfect entertaining space. Sleek and bright, with floor to ceiling windows providing plenty of natural light to the space, the apartment also benefits from stunning canal and skyline views across London. Newly refurbished with a stunning high spec kitchen, light wooden flooring and contemporary furnishings, this elegant apartment is comfortable yet stylish. The four bedrooms provide plenty of storage space and of the three bathrooms, one of them is a luxurious ensuite attached to the master bedroom. The apartment is pet friendly and there is a gorgeous window seat in the entrance hallway perfect for admiring the views. It is available furnished or unfurnished and there is an outstanding roof terrace equipped with an outdoor dining table and ample seating. A lift service, building manager, concierge and secure underground parking are also available to residents.

Situation

It is located next to London Paddington Railway station (Circle and District, Hammersmith and City, Bakerloo lines) providing extensive transport links by bus, tube and train. It is also a 3-minute walk away from Edgware Road station (Bakerloo, Circle and District lines) and a short distance from local amenities and Hyde Park.

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An incredible four-bedroom penthouse within the prominent Merchant Square development in Paddington.



Terms

Price: £2,550.00 per week

Furnished/Unfurnished: Furnished or Unfurnished

Local Authority/Council Tax: Westminster Band G £1,520.09

Viewing To view call 020 7043 8431

Parking: Secure parking

Fees: M2 Property do not charge tenant administration fees. We are members of The Property Ombudsman Redress Scheme for Residential Sales and Lettings (Membership No. D00776) and Client Money Protect (Membership No. CMP003231).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & 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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