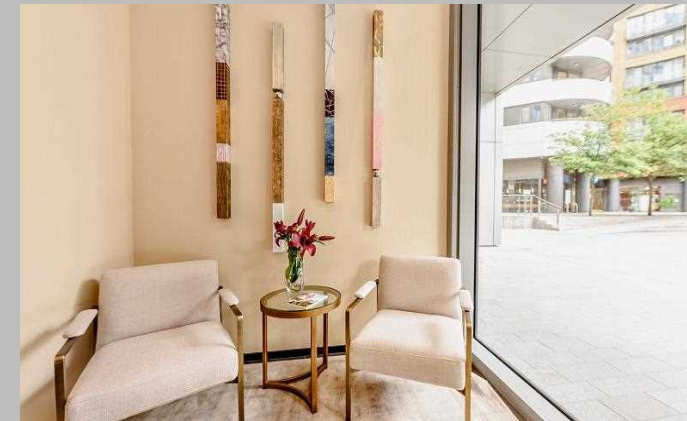


MERCHANT SQUARE, WESTMINSTER, W2





Key Features

- Sophisticated two-bedroom apartment
- Sleek, open-plan reception room and dining area
- Newly refurbished kitchen with high spec appliances
- Onsite building manager, concierge and lift service
- Close to local amenities within Paddington Basin

Description

A sophisticated two-bedroom apartment situated on the 13th floor of the magnificent Merchant Square development near Paddington Basin. It comprises a spacious and beautifully presented 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 glossy high spec kitchen, light wooden flooring and contemporary furnishings, this elegant apartment is comfortable yet stylish. The two bright bedrooms provide plenty of storage space and of the two bathrooms, one of them is a luxurious ensuite attached to the master bedroom. A lift service, onsite 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.

**MERCHANT SQUARE,
WESTMINSTER, W2**

Terms

Price: £970.00 per week

Furnished/Unfurnished: Furnished or Unfurnished


Local Authority/Council Tax: Westminster Band F £1,317.40

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	83	83
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 	



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