

**MERCHANT SQUARE, WESTMINSTER, W2**





### Key Features

- Exquisitely presented three-bedroom apartment
- Beautiful kitchen fully fitted with high spec appliances
- Recently refurbished with bespoke modern furnishings
- Beautiful London skyline and canal views
- Close to local amenities within Paddington

### Description

An exquisitely presented three-bedroom apartment situated on the 5th floor of the magnificent Merchant Square development near Paddington Basin. It comprises a spacious and bright reception and dining area, with an adjoining contemporary kitchen, complete with high spec appliances and glossy white cabinets. It is the perfect social space, with the gorgeous round dining table seating up to 6 guests, and the large windows beside it providing beautiful London skyline and canal views. The three bedrooms provide plenty of storage space and of the two bathrooms, one of them is a luxurious ensuite attached to the master bedroom. The apartment is newly refurbished and pet friendly with bespoke modern furnishings and light wooden flooring throughout the reception room. 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 only a 3-minute walk away from Edgware Road station (Bakerloo, Circle and District lines) and close to local amenities and Hyde Park.

**MERCHANT SQUARE,  
WESTMINSTER, W2**



*An exquisitely presented three-bedroom apartment set within a magnificent development in Paddington.*



## Terms

**Price:** £1,630.00 per week

**Furnished/Unfurnished:** Furnished or Unfurnished

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

**Viewing** To view, please 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) <b>A</b>		
(81-91) <b>B</b>	85	85
(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, Scotland &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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