



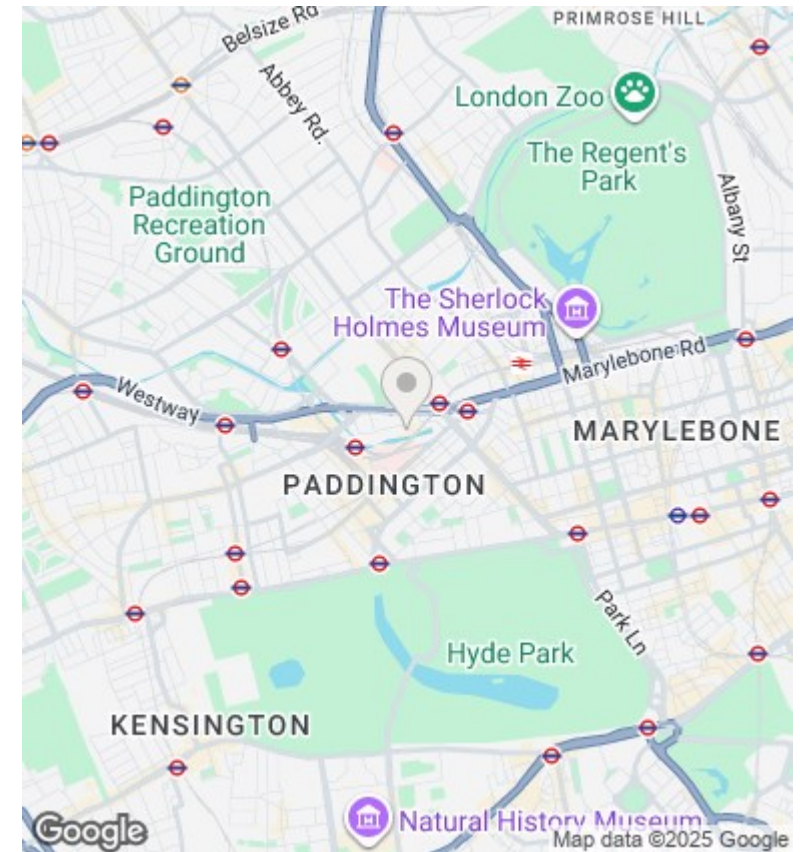
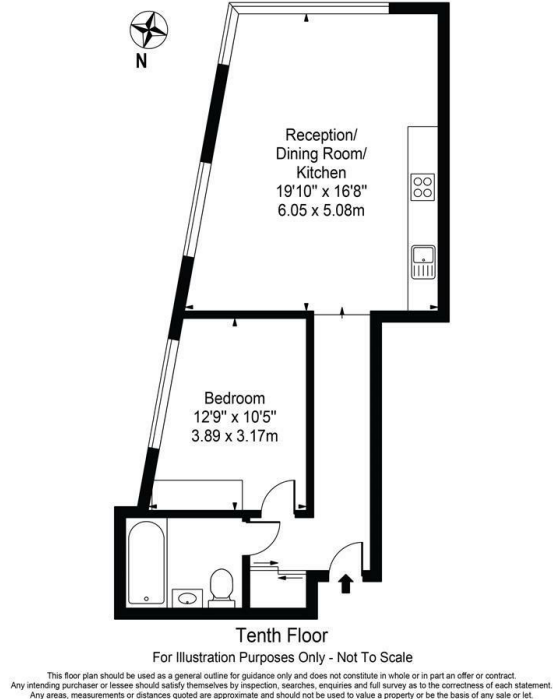
## 3 Merchant Square, Paddington, London W2

Reduced £724,990

- 1 bedroom / 1 Bathroom
- Balcony
- Canal views
- Leasehold 971 years
- Open-plan kitchen with smart appliances
- Lift
- 10th Floor
- Residents Lounge, Terrace & Cinema
- 24 hrs Concierge
- Chain Free

## Merchant Square

Approx. Gross Internal Area 578 Sq Ft - 53.70 Sq M



## Directions

## Viewings

Viewings by arrangement only. Call 02070990800 to make an appointment.

## Council Tax Band

E

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	