



Let **UK** Home

**3 Bedrooms**

**Flat**

Located in London

**£7,345 Per Month**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



# 4B Merchant Square London

W2 1AN



Let UK Home are excited to offer a stunning three bedroom interior designed apartment located on the 8th floor within this prestigious development set within the heart of the Paddington Basin.

This unique apartment comprises a spacious living and entertaining area, open plan kitchen and reception area with Canal views. Three double bedrooms (the master bedroom with an en-suite bathroom), all overlooking the water, guest bathroom and ample storage space.

The apartment is located in one of W2's most admired address which features a concierge service, lift service, and secure underground parking.

The apartment offers easy access to superb transport links such as Paddington Train Station (Elizabeth Line, Bakerloo, Hammersmith & City, Circle, District lines and Heathrow Express) Edgware Road (Circle, District and Bakerloo lines). A40 is just a short drive away, while the bus stop on nearby Edgware Road are within walking distance.

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- 8th floor
- Digital TV
- Lifts
- Porter

- CCTV
- Available furnished or unfurnished
- Secure underground parking





Let **UK** Home

3F 2 Eastbourne Terrace  
Paddington  
London  
W2 6LG

01795 358 886

info@letukhome.co.uk

**Council Tax Band: G**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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 &amp; Wales</b>	EU Directive 2002/91/EC		

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