



Let **UK** Home

**3 Bedrooms**

**Flat**

Located in London

**£7,063 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 3-bedroom apartment in Merchant Square located in the vibrant Paddington Basin area.

This apartment steals the show with amazing views from its beautiful south-facing Terrace. Along with this comes a stunning, spacious (912sq ft) interior-designed apartment, set within the heart of the Paddington Basin.

The apartment is situated on the 14th floor of this prestigious building which features a concierge service, lift service, and secure underground parking.

The spacious and bright apartment comprises a beautiful reception room with a new and modern fitted open plan kitchen, three large bedrooms, and two bathrooms.

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) and Edgware Road (Circle, District, and Bakerloo lines)

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- 14th Floor
- On-site building manager
- CCTV
- Concierge service
- EPC Rating: B



- Balcony with water views
- Parking Available (by request)
- Superfast Broadband
- Pet Friendly



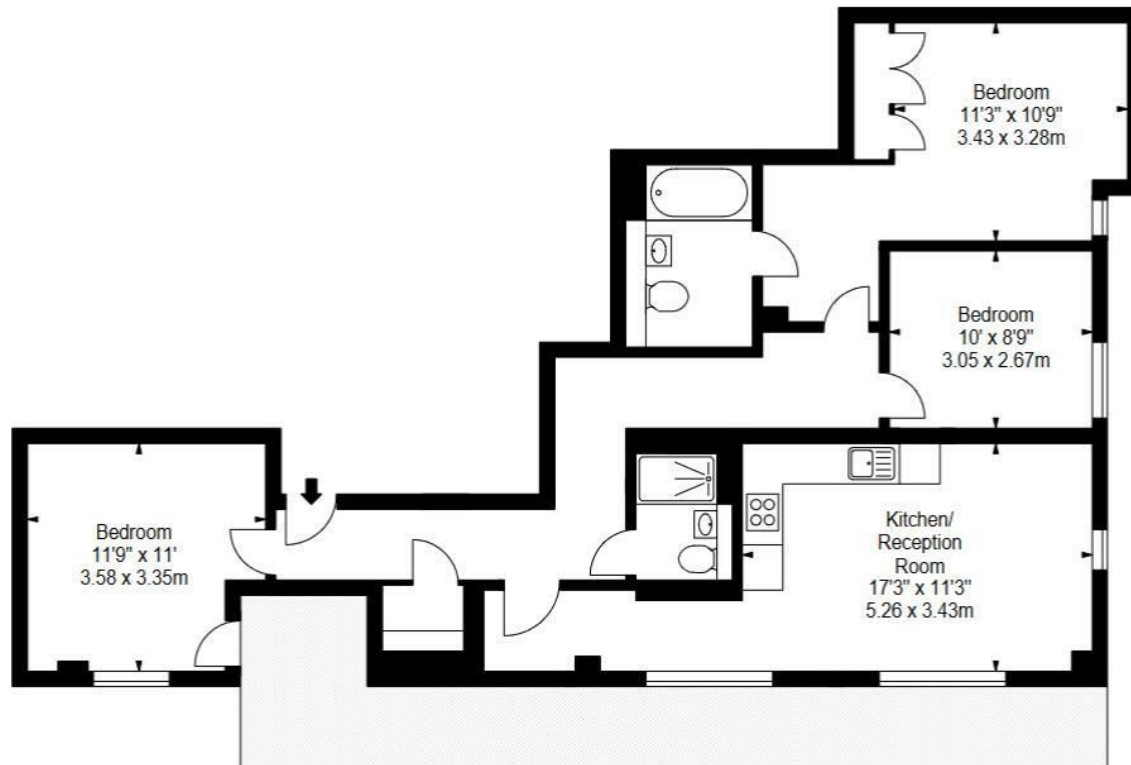


Let **UK** Home

3F 2 Eastbourne Terrace  
Paddington  
London  
W2 6LG

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**Council Tax Band: E**

**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>			
(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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