



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 East London

W2 1AN



Let UK Home are excited to offer a stunning interior designed apartment with water views, set within the heart of the Paddington Basin.

It comprises a beautiful reception room with superb views, a modern fully fitted open plan kitchen, three bedrooms, two bathrooms and ample storage space. The apartment is situated on the third floor of this prestigious building 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) Edgware Road (Circle, District and Bakerloo lines). Additionally, the A40 is just a short drive away, while Paddington station and the bus stop on nearby Edgware Road are within walking distance, so tenants living in this apartment experience no difficulty commuting across the capital.

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- 3rd Floor
- Private underground parking spaces
- Minutes walk from Edgware Road underground station
- Video Entry
- Lifts
- Concierge service
- Available Furnished or Unfurnished
- 24 Hour Emergency Helpline & Service
- CCTV
- EPC Rating: B



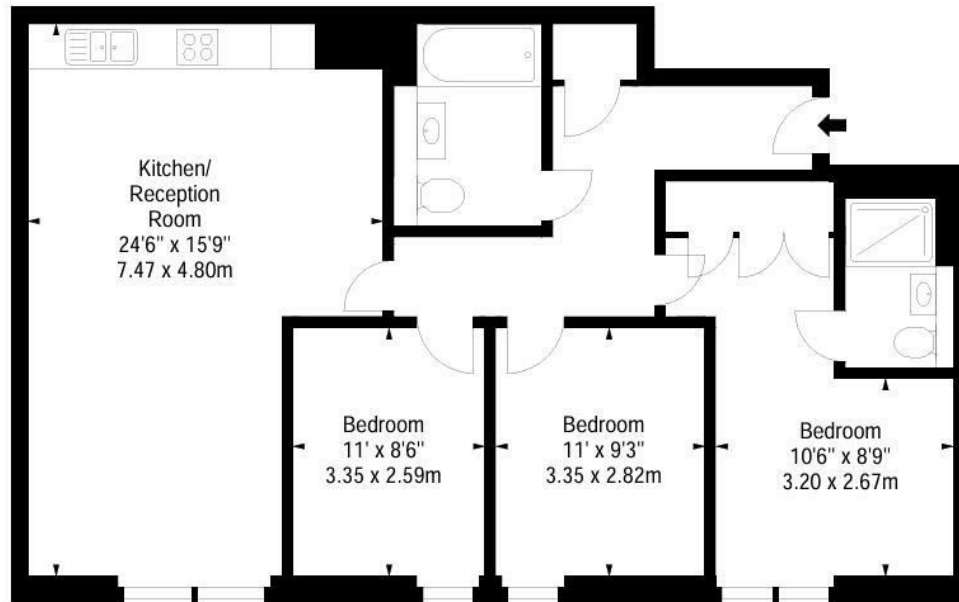


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3F 2 Eastbourne Terrace  
Paddington  
London  
W2 6LG

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## Council Tax Band:

## 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) A			
(81-91) B		86	86
(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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