

A modern dining room with a dark wooden table, contemporary chairs, and a large window. The room is well-lit with a modern pendant light fixture. The table is set with white dishes and glasses. A potted plant sits on the table. In the background, there is a large window with a view of the city and some framed artwork on the wall.

STURGES
LONDON

Merchant Square, Paddington Basin
£7,345 Per month



- 3 double bedroom apartment situated on the 7th floor with Canal views
- Includes CCTV, Porter, Concierge, Shops and Video Entry
- Secure underground parking
- Available furnished or unfurnished
- Overlooking the Grand Union Canal
- Open plan kitchen/reception room with stunning wooden floors



STURGES
LONDON



Merchant Square, London

A well appointed, south facing, three double bedroom apartment situated on the Seventh floor of this popular development within the Paddington Basin, overlooking the Grand Union Canal. The apartment has an open plan kitchen/ reception room with wooden floors, three double bedrooms and two bathrooms (one of which is ensuite). The building has a concierge, lift service and secure underground parking.

The apartment is located in one of W2's most admired addresses and offers easy access to superb transport links such as Paddington Train Station (Elizabeth, Bakerloo, Hammersmith & City, Circle, District lines and Heathrow Express) and Edgware Road (Circle, District and Bakerloo lines).

Local Authority:

Council Tax Band: G

Lease: Add text here

Service Charges: Add text here

Ground Rent: Add text here

STURGES
LONDON



FLAT 709
4B MERCHANT SQUARE EAST
LONDON W2

Seventh Floor

Approx Gross Internal Area*
960 Sq Ft - 89.18 Sq M

Surveyed and Drawn By:

B K R

Sunnyhill House, 3-7 Sunnyhill Road
 London, SW16 2UG

Tel: 0845 357 2023
 Fax: 0845 357 2024
 info@bkrfloorplans.co.uk
 www.bkrfloorplans.co.uk
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* As Defined by RICS - Code of Measuring Practice

Illustration For Identification Purposes Only. Not to Scale
 All Calculations include Any/All Areas Under 1.5m Head Height.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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

For more information, please contact:

(Tel) 020 3393 2002

(Email) hello@sturgeslondon.co.uk

668 Fulham Road, Parsons Green, London, SW6 5RX

sturgeslondon.co.uk

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