



STURGES
LONDON

Merchant Square, Paddington
£7,064 Per calendar month



- Interior designed 3 bedroom apartment
- Set within the heart of the Paddington Basic, close to West End Quay
- Walking distance to Hyde Park
- The prestigious building has a concierge, lift service and underground parking
- The apartment has spacious living and entertaining space with superb London skyline views
- Easy access to excellent transport links including Paddington Train station, Elizabeth Line and Hammersmith & City
- Dedicated on-site building manager
- CCTV and Video Entry



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Merchant Square, London

This three bedroom, two bathroom, interior designed apartment is set within the heart of the Paddington Basin and close to the popular West End Quay and walking distance to Hyde Park.

The 1018 sq.ft apartment is situated on the thirteenth floor of this prestigious building which features concierge, lift service and secure underground parking.

The stunning apartment comprises spacious living and entertaining space with a beautiful reception room with superb London skyline views, modern fully fitted, open plan kitchen, three bedrooms, two bathrooms and large storage space.

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).

Local Authority:

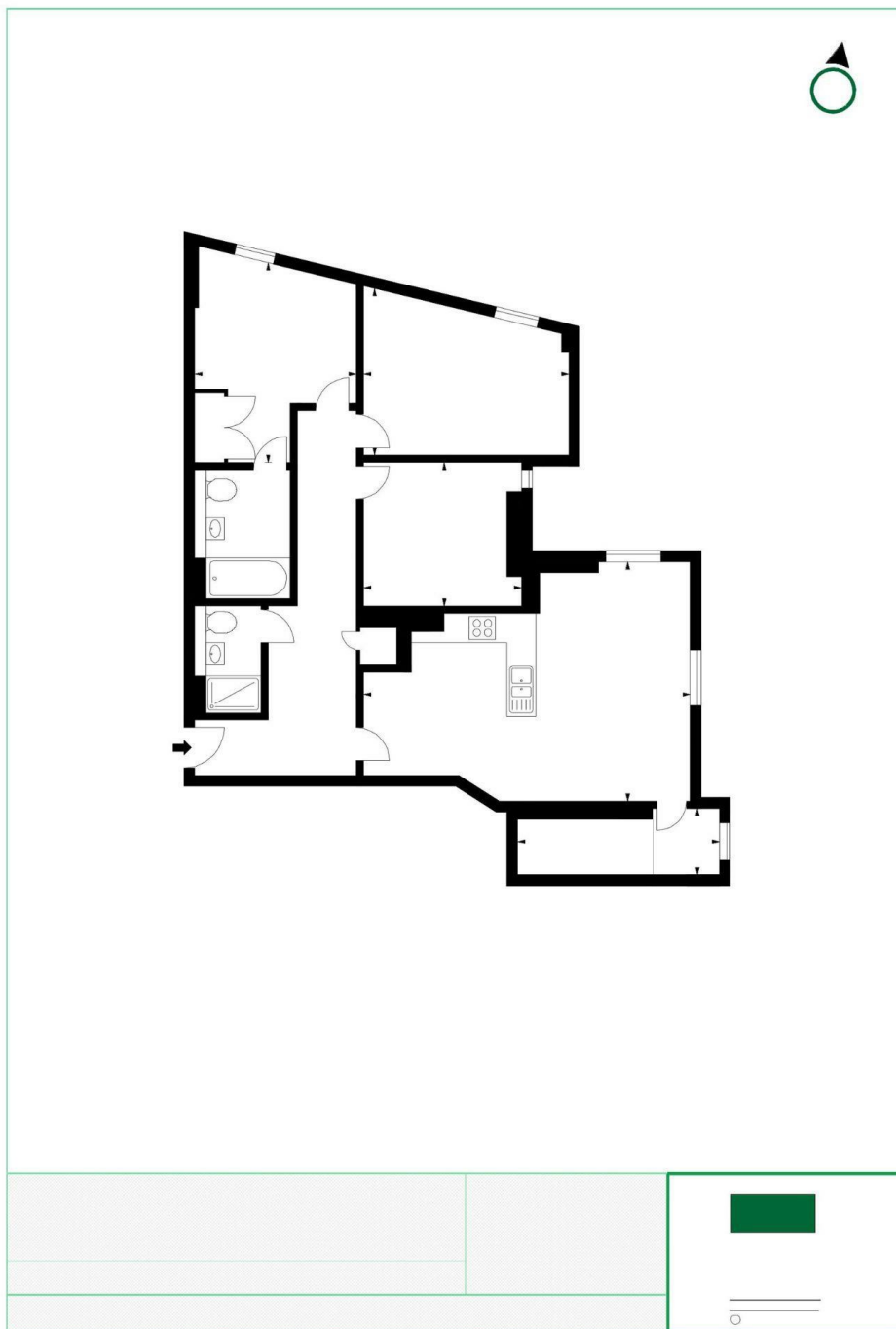
Council Tax Band: G

Lease: Add text here

Service Charges: Add text here

Ground Rent: Add text here

STURGES
LONDON



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

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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.