

STURGES  
LONDON



Merchant Square, Paddington Basin, London

£7,410 Per calendar month



- CCTV, Digital TV, Video Entry, Lifts, Secure underground parking, Porter & Shops
- Located on the 10th floor with fantastic views across London
- Open plan modern kitchen
- 3 bedrooms & 2 bathrooms
- Excellent Transport links including Paddington train station and various underground lines

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## Merchant Square, London

Situated on the 10th floor of this prestigious building, this apartment offers superb views across the London skyline and Grand Union Canal.

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

The Building itself is located in the Paddington Basin and features a concierge, lift service and secure underground parking is included.

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: F**

**Lease:** Add text here

**Service Charges:** Add text here

**Ground Rent:** Add text here

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**FLAT 1009  
4B MERCHANT SQUARE EAST  
LONDON W2**

Tenth Floor

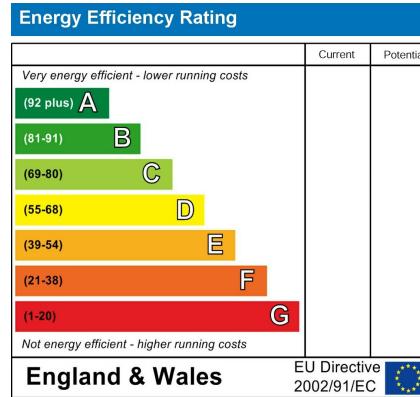
\* As Defined by RICS - Code of Measuring Practice

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

Approx Gross Internal Area\*  
944 Sq Ft - 87.70 Sq M

BKR

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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.