

The image shows a modern, bright apartment interior. In the foreground, a dining table with a glass top and metal frame is set with white plates, glasses, and a vase of red flowers. Four wooden chairs with upholstered seats are around the table. To the left, a dark wooden sideboard holds a framed picture of a landscape and a small potted plant. In the background, a living area features a light-colored sofa, a coffee table, and a large window with grey curtains. A large, cylindrical pendant light hangs from the ceiling. The floor is made of light-colored wood.

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



STURGES  
LONDON



## 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

STURGES  
LONDON



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

**Tenth Floor**

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

Surveyed and Drawn By:  
**B K R**

Sunnyhill House, 3-7 Sunnyhill Road  
 London, SW16 2UG  
 Tel: 0845 257 2023  
 Fax: 0845 257 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) <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

**For more information, please contact:**

(Tel) 020 3393 2002

(Email) [hello@sturgeslondon.co.uk](mailto:hello@sturgeslondon.co.uk)

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

[sturgeslondon.co.uk](http://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.