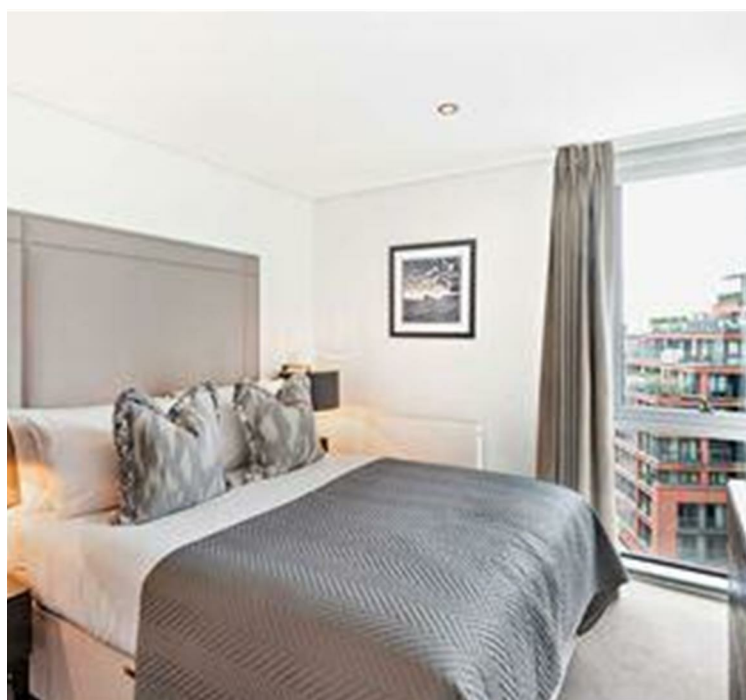


STURGES
LONDON

Merchant Square, Paddington
£7,345 Per month



- 3 Bedroom, 2 Bathroom Apartment on the 8th floor
- Wonderful Open Kitchen / Reception Room
- Concierge service / On-site building manager
- Underground Parking available (by request)
- Great Onsite Security
- Great Location in Vibrant Paddington Basin
- Incredible Transport Links into Central London & the West End
- Canal views



STURGES
LONDON



Merchant Square, London

A stunning three bedroom interior designed apartment located on the 8th floor within this prestigious development set within the heart of the Paddington Basin.

This unique apartment comprises a spacious living and entertaining area, open plan kitchen and reception area with Canal views. Three double bedrooms (the master bedroom with an ensuite bathroom), all overlooking the water, guest bathroom and ample storage space.

The apartment is located in one of W2's most admired address 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 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:

(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.