

STURGES
LONDON

Merchant Square, Paddington Basin, London
£7,150 Per calendar month



- Available Furnished or Unfurnished
- CCTV, Digital TV, Lifts, Shops & Video Entry
- Secure Underground Parking
- Modern Fitted Open Plan Kitchen
- Located on the 4th Floor with great London views
- Excellent Transport Links Including Paddington Train Station and numerous Underground Lines
- Porter & Concierge
- Ample Storage Space





Paddington Basin, London

A stunning interior designed apartment with water views, set within the heart of the Paddington Basin and close to the popular West End Quay.

It comprises a beautiful reception room with superb views, a modern fully fitted open plan kitchen, three bedrooms, two bathrooms and ample storage space. The apartment is situated on the fourth floor of this prestigious building, which features concierge, 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).

All tenants benefit from a dedicated on-site building manager who is on hand to assist with any property related issues. There is also a dedicated team of maintenance experts who provide a 24-hour emergency helpline.

Local Authority:

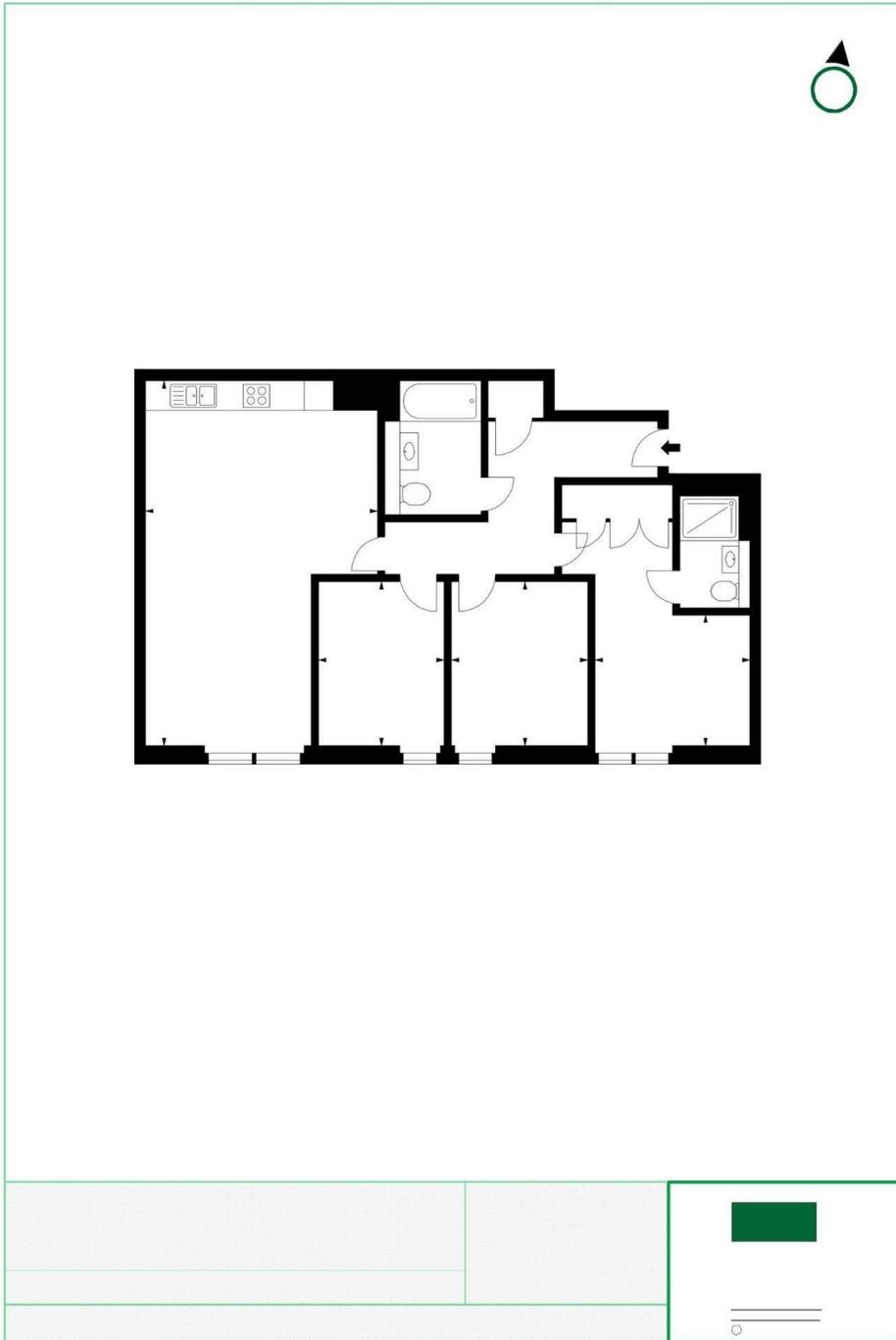
Council Tax Band: G

Lease: Add text here

Service Charges: Add text here

Ground Rent: Add text here

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.