

STURGES  
LONDON

Merchant Square, London  
£3,294 Per calendar month



- Spacious living and entertaining space
- Stunning reception room
- Interior designed apartment
- In the heart of the Paddington Basin
- Modern open plan kitchen
- Lots of storage space
- Excellent transport links
- Includes CCTV, Digital TV, Parking, Porter, Concierge & Video Entry



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## , London

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

The stunning apartment comprises of spacious living and entertaining space with a beautiful reception room, a superb modern fitted open plan kitchen, one bedroom, one bathroom and ample storage space.

The apartment is situated on the sixth floor of this prestigious building which features both a concierge and lift service as well as secure underground parking.

The apartment offers easy access to superb transport links such as Paddington Railway and Underground Station (Elizabeth Line, Bakerloo, Hammersmith & City, Circle, District lines and Heathrow Express) and Edgware Road Underground Station (Circle, District and Bakerloo lines).

**Local Authority:**

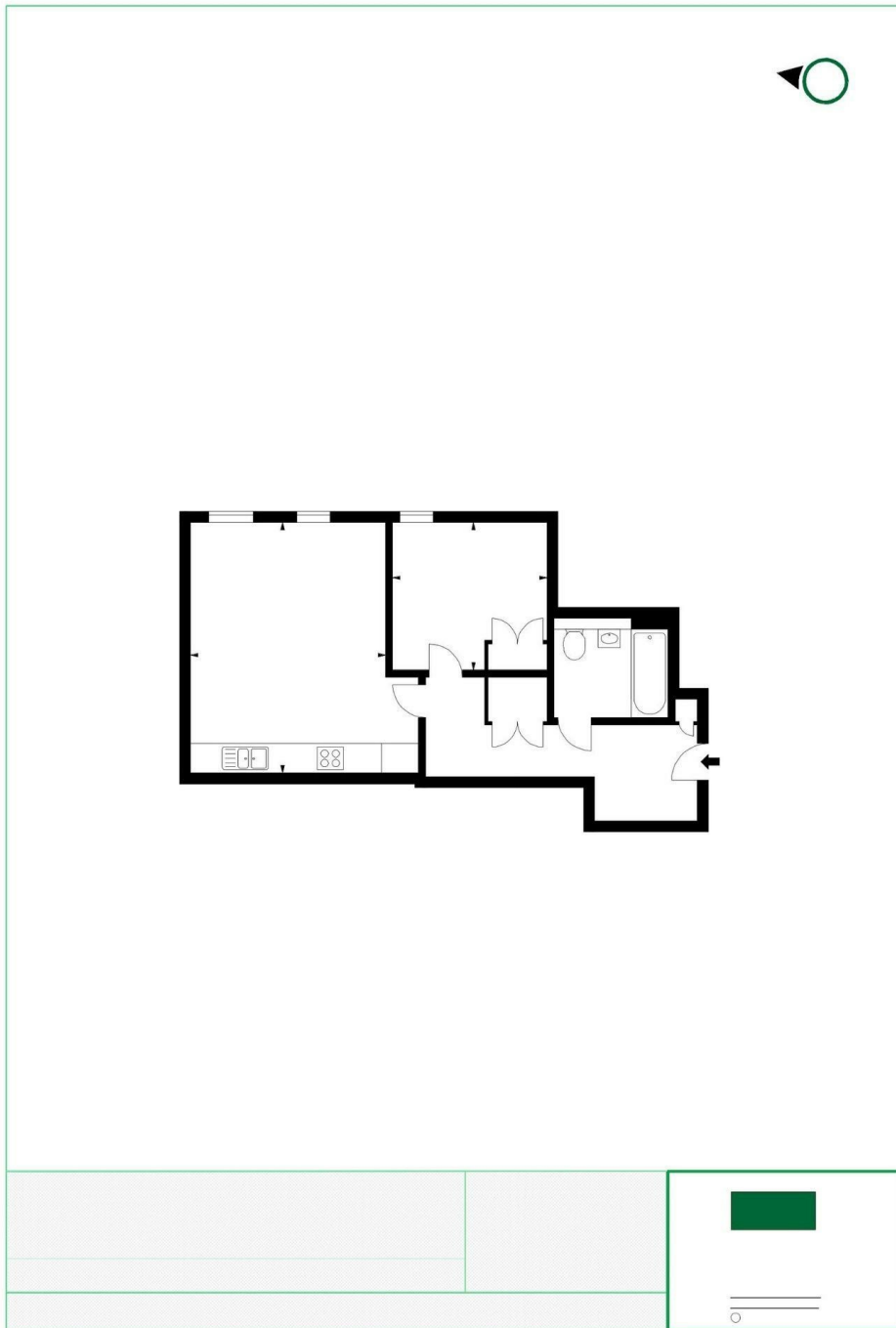
**Council Tax Band:** D

**Lease:** Add text here

**Service Charges:** Add text here

**Ground Rent:** Add text here

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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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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.