

STURGES
LONDON

Merchant Square, Paddington Basin

£7,345 Per calendar month



- 3 double bedroom apartment situated on the 7th floor with Canal views
- Includes CCTV, Porter, Concierge, Shops and Video Entry
- Secure underground parking
- Available furnished or unfurnished
- Overlooking the Grand Union Canal
- Open plan kitchen/reception room with stunning wooden floors

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, London

A well appointed, south facing, three double bedroom apartment situated on the Seventh floor of this popular development within the Paddington Basin, overlooking the Grand Union Canal. The apartment has an open plan kitchen/ reception room with wooden floors, three double bedrooms and two bathrooms (one of which is ensuite). The building has a concierge, lift service and secure underground parking.

The apartment is located in one of W2's most admired addresses and offers easy access to superb transport links such as Paddington Train Station (Elizabeth, Bakerloo, Hammersmith & City, Circle, District lines and Heathrow Express) and Edgware Road (Circle, District and Bakerloo lines).

Local Authority:

Council Tax Band: G

Lease: Add text here

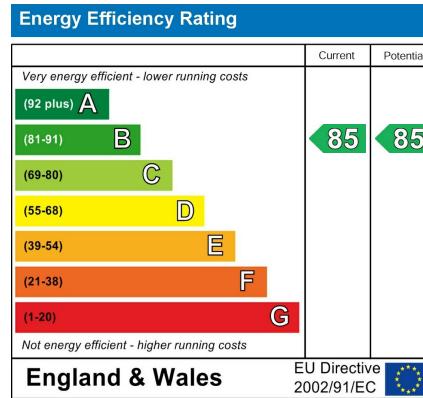
Service Charges: Add text here

Ground Rent: Add text here

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FLAT 709 4B MERCHANT SQUARE EAST LONDON W2	Approx Gross Internal Area* 960 Sq Ft - 89.18 Sq M	Surveyed and Drawn By: B K R Sunnyhill House, 3-7 Sunnyhill Road London, SW16 2UG Tel: 0845 271 2023 Fax: 0845 271 2024 Info@bkrforplans.co.uk www.bkrforplans.co.uk C: BKR 2015
Seventh 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.



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.