

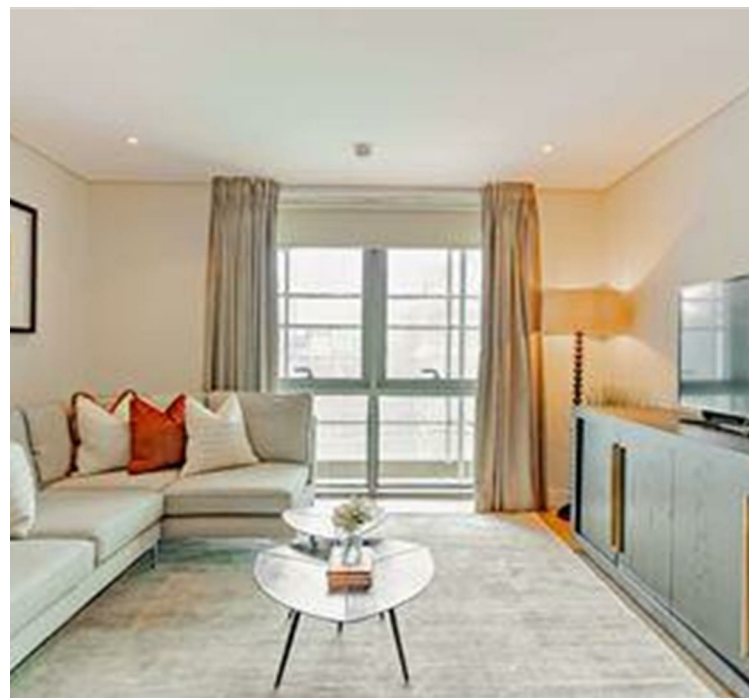
A modern dining room interior featuring a dark wooden dining table set for four people with white plates, bowls, and glasses. The room is illuminated by a contemporary pendant light with five circular shades. In the background, there is a large window with grey curtains, a sofa with patterned cushions, and a console table with a vase of flowers. The walls are light-colored, and the overall atmosphere is bright and airy.

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



STURGES  
LONDON





## , 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

**STURGES**  
LONDON



**FLAT 709**  
**4B MERCHANT SQUARE EAST**  
**LONDON W2**

**Seventh Floor**

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

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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>	<b>85</b>	<b>85</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		
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.