

# MERCHANT SQUARE EAST, LONDON W2

## £1,195 PW

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## MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | [info@mayfairsquare.co.uk](mailto:info@mayfairsquare.co.uk) | [www.mayfairsquare.co.uk](http://www.mayfairsquare.co.uk)

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### PROPERTY DESCRIPTION

Refined Waterside Living – Luxury Apartment in Merchant Square.

This luxury three-bedroom apartment offers 803 square feet of living and entertaining space. Positioned on the first floor of a landmark waterside development in Merchant Square, Paddington, the apartment features a reception/dining room with serene canal views, a modern open-plan kitchen, three bedrooms, two bathrooms, and ample built-in storage.

Finished in a chic, contemporary style, the apartment includes high-spec amenities, stylish furnishings, and comfort cooling for year-round comfort.

It forms part of a prestigious residential block within Merchant Square, an award-winning mixed-use development set along the Grand Union Canal, known for its striking architecture and vibrant atmosphere. Residents benefit from 24-hour concierge service, lift access, CCTV security, and secure underground parking.

Merchant Square offers more than just residential living, it's a lifestyle destination. The area features innovative pedestrian bridges, tranquil canal-side walkways, and a curated selection of cafés, restaurants, and outdoor dining spots. This makes it ideal for those seeking a blend of city convenience and scenic relaxation.

Transport connections are exceptional, with Paddington Station, serving the Elizabeth Line, Heathrow Express, and multiple Underground lines, just minutes away. Edgware Road Station is also within walking distance, connecting you to the Circle, District, and Bakerloo lines.



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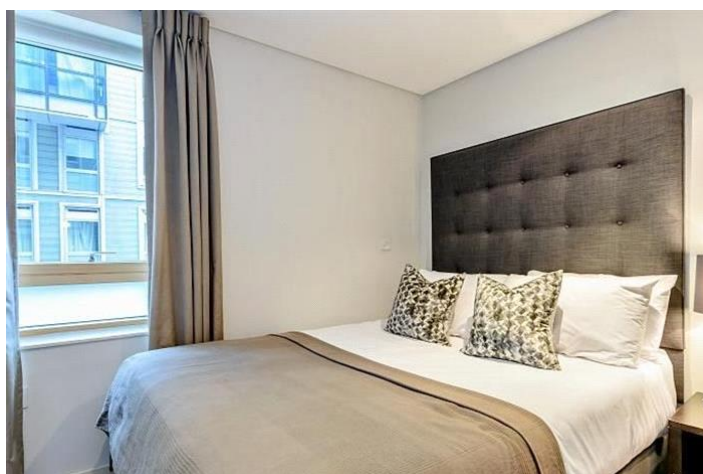


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**FLAT 110**  
**4B MERCHANT SQUARE EAST**  
**LONDON W2**

First Floor

Approx Gross Internal Area\*  
 803 Sq Ft - 74.60 Sq M

\* 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.

Developed and Drawn By

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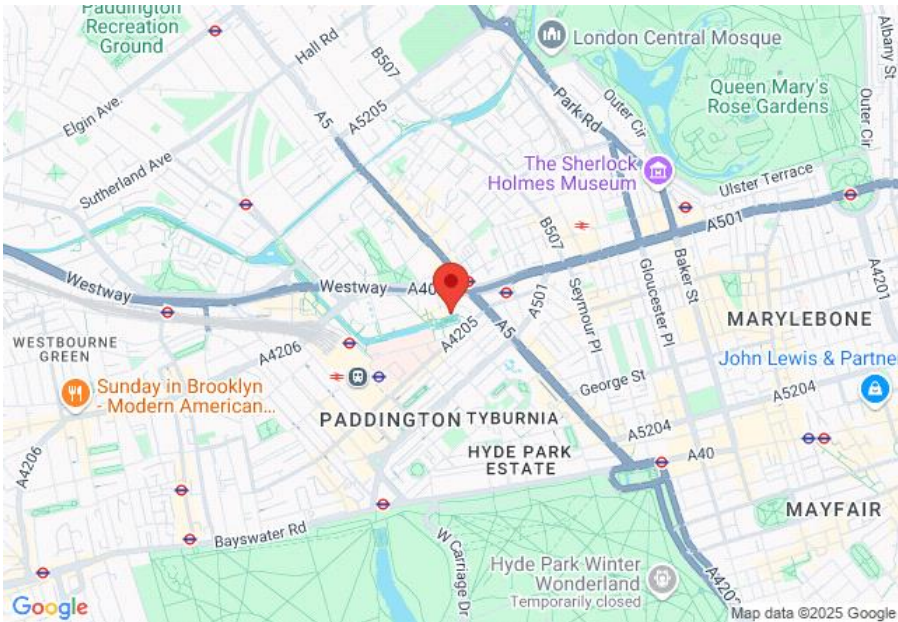
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# MERCHANT SQUARE EAST, LONDON W2

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	85
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

### Important Notice:

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