

MERCHANT SQUARE EAST, PADDINGTON, LONDON W2

£700 PW



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk

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PROPERTY DESCRIPTION

Beautiful One-Bedroom Apartment in the Heart of Paddington Basin.

This bright and stylish apartment is located on the seventh floor of a prestigious waterside development in the heart of Paddington Basin, just moments from the vibrant West End Quay.

Designed to an exceptional standard, the apartment features a spacious reception room, a sleek open-plan kitchen with modern fittings, one double bedroom with built-in wardrobes, and a contemporary bathroom. It is available furnished or unfurnished to suit your needs.

Residents benefit from a range of premium amenities including 24-hour concierge service, secure underground parking, lift access, and comfort cooling throughout. The building also offers round-the-clock security and a refined, contemporary finish across all residences.

The location provides excellent connectivity, with Paddington Station (Elizabeth Line, Bakerloo, Circle, District, Hammersmith & City lines, and Heathrow Express) and Edgware Road Station (Circle, District, and Bakerloo lines) just a short walk away.



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FLAT 712
4B MERCHANT SQUARE EAST
LONDON W2

Seventh Floor

Approx Gross Internal Area*
 501 Sq Ft - 46.54 Sq M

Surveyed and Drawn By:

B K R

Barnhill House, 5-7 Barnhill Road
 London, SW10 2UG

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 Fax: 0845 257 2024
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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 1.3m Head Height.



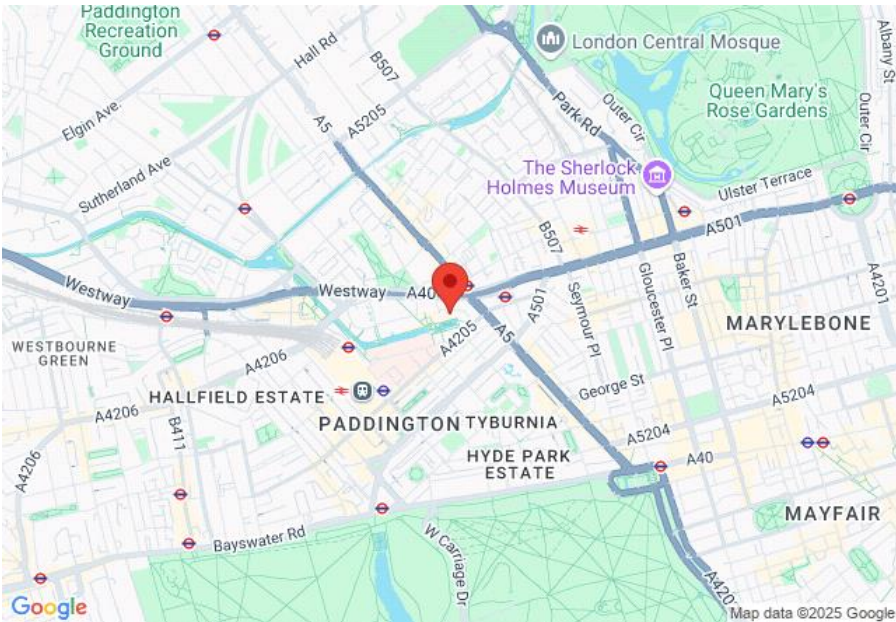
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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

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