

# MERCHANT SQUARE EAST, LONDON W2

## £1,900 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

Arrange a private viewing with us to see this extraordinary three-bedroom apartment boasting stunning views of the iconic London skyline. Situated on the 11th floor of a prestigious development in the heart of Paddington Basin, this meticulously designed apartment spans over 1,118 sq ft. The exceptional living space features an open-plan kitchen and reception area, extending over 28ft, creating a seamless blend of relaxation and entertainment. Step onto the magnificent 36ft private roof terrace with breath-taking views over London and the Grand Union Canal. Three double bedrooms, including a master bedroom with an en-suite bathroom, provide luxurious comfort, while a guest cloakroom and ample storage space complete the layout.

This residence is nestled in one of W2's most sought-after addresses, boasting desirable amenities such as concierge service, a lift, and secure underground parking. With a dedicated on-site or building manager.

The prestigious waterside building offers private underground parking spaces, round-the-clock security, and a concierge service.

Benefiting from excellent transport links, the apartment provides easy access to Paddington Train Station, offering connections to the Elizabeth Line, Bakerloo, Hammersmith & City, Circle, District lines, and Heathrow. Edgware Road, with its Circle, District, and Bakerloo line services, is also conveniently nearby.

This is an exceptional opportunity to reside in a remarkable apartment that combines luxurious living, breathtaking views, and convenient city connectivity.



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<b>APARTMENT 1109 MERCHANT SQUARE EAST W2</b>	Approx Gross Internal Area* <b>1118 Sq Ft - 103.86 Sq M</b>	<small>Conveyed and Drawn By:</small> <b>B K R</b> <small>Sunley Hill House, 3-7 Sunninghill Road London, SW19 2JG Tel: 0845 257 2033 Fax: 0845 257 2034 info@bkrconveyancers.co.uk www.bkrconveyancers.co.uk © BKR 2015</small>
Eleventh Floor	<small>* 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.</small>	



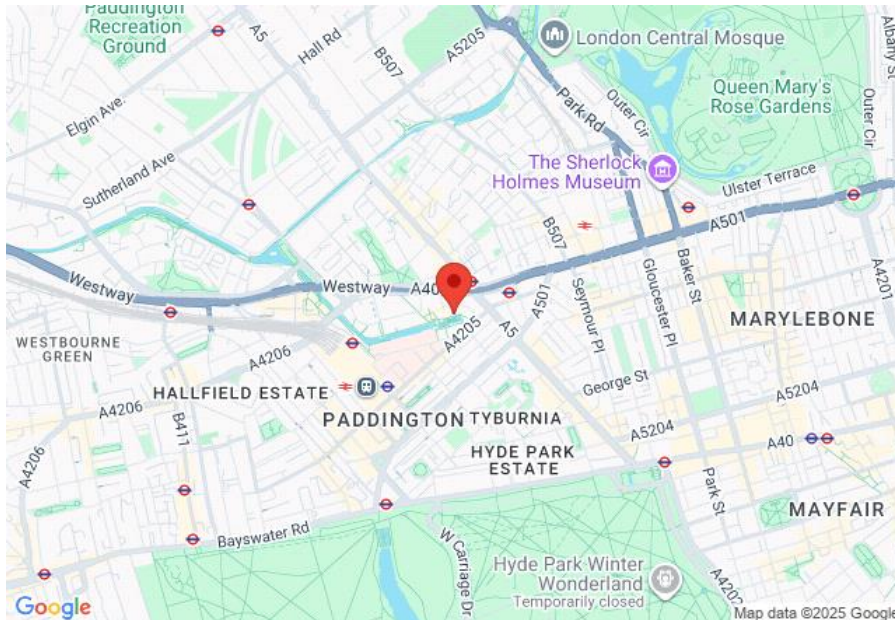
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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