



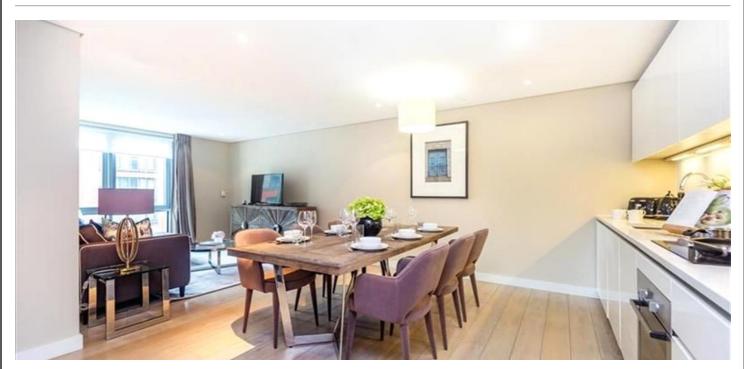
1 Mayfair Place, London W1J 8AJ, United Kingdom +44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk

PROPERTY DESCRIPTION

Discover the charm of this impeccably designed 3-bedroom apartment featuring stunning water views, centrally located in Paddington Basin. The residence encompasses an elegant and spacious reception room with exceptional south-facing views, a modern fully equipped open-plan kitchen, three bedrooms, two bathrooms, and ample storage space. Positioned on the second floor of a prestigious building, the property comes complete with amenities like a concierge, lift service, and secure underground parking.

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.









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FLAT 209 4B MERCHANT SQUARE EAST LONDON W2

Approx Gross Internal Area* 943 Sq Ft - 87.60 Sq M BKR
Sunnyhill House, 3-7 Sunnyhill Road
London, 5075 335
Tel: 666 557 303
Tel: 664 557 803

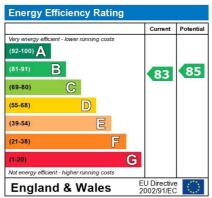
* As Defined by RICS - Code of Measuring Practice

Second Floor

ustration For Identification Purposes Only. Not to Scale







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.



FOR MORE INFORMATION PLEASE CONTACT US

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