

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

MERCHANT SQUARE EAST, PADDINGTON, LONDON W2

£700 PW

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.



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

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

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



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

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



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, SW81N 2UG

Tel: 0845 257 2023
 Fax: 0845 257 2024
 info@bkr.co.uk
 www.bkr.co.uk
 © BKR 2013

* 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.



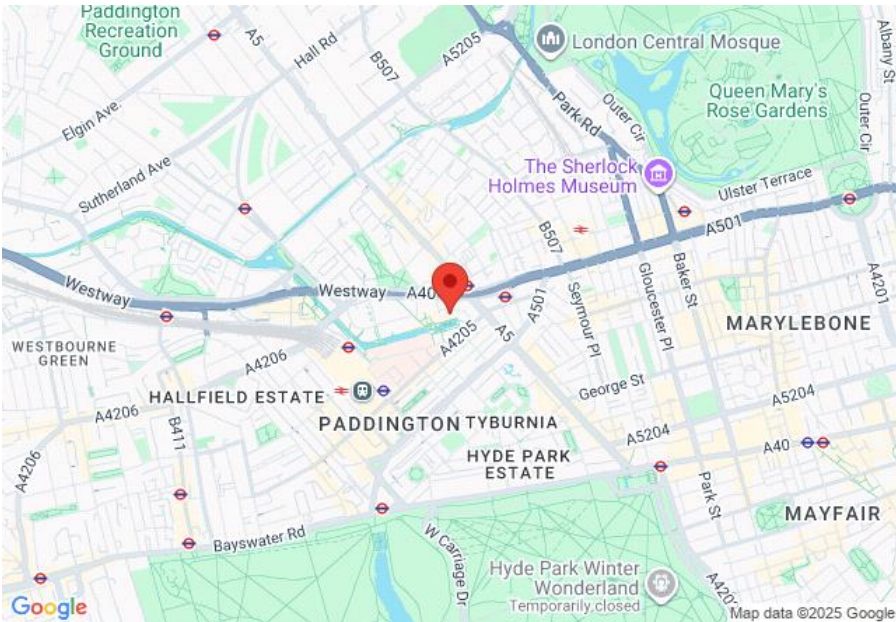
MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

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

MERCHANT SQUARE EAST, PADDINGTON, LONDON W2

£700 PW



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.



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

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

MERCHANT SQUARE EAST, PADDINGTON, LONDON W2

£700 PW

FOR MORE INFORMATION PLEASE CONTACT US

Important Notice:

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Mayfair Square in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Mayfair Square nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s), lessor(s) or landlord(s).

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

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