

# MERCHANT SQUARE, PADDINGTON, LONDON W2

## £1,595 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

This three bedroom, two bathroom, interior designed apartment is set within the heart of the Paddington Basin and close to the popular West End Quay.

The 1018 sq.ft apartment is situated on the thirteenth floor of this prestigious building which features concierge, lift service and secure underground parking.

The stunning apartment comprises spacious living and entertaining space with a beautiful reception room with superb London skyline views, modern fully fitted, open plan kitchen, three bedrooms, two bathrooms and large storage space.

The apartment offers easy access to superb transport links such as Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) Edgware Road (Circle, District and Bakerloo lines).



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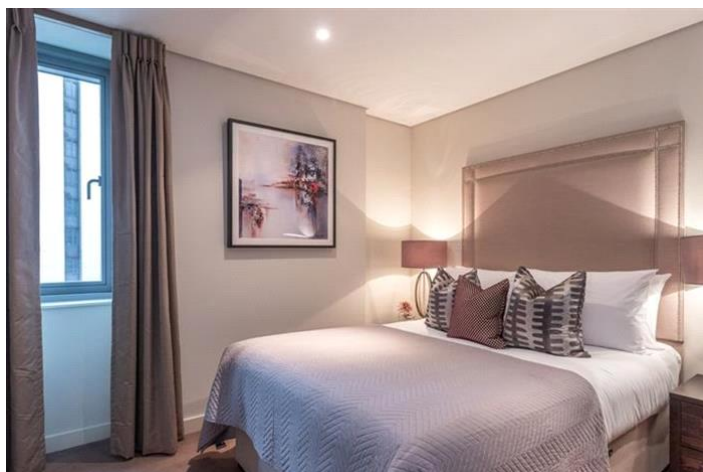
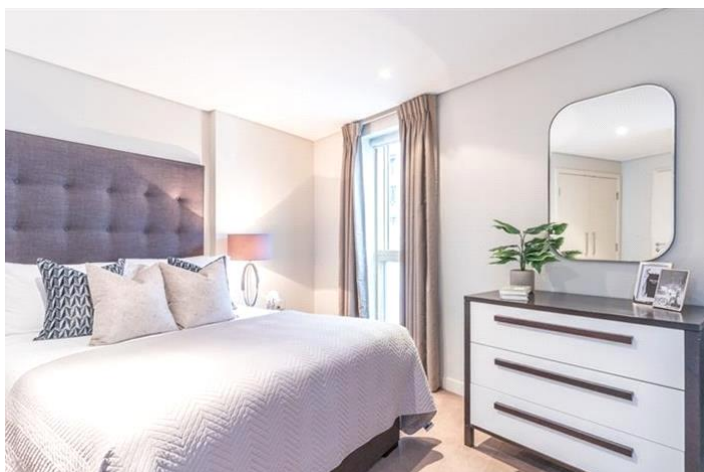


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<b>APARTMENT 1311</b> <b>MERCHANT SQUARE EAST</b> <b>W2</b>	Approx Gross Internal Area* <b>1018 Sq Ft • 94.57 Sq M</b>	Benchmark Property <b>B K R</b> Benchmark House, 3-7 Bunyhill Road London, SW16 2JG
Thirteenth Floor		Tel: 0940 157 3523 Fax: 0940 157 3524 <a href="mailto:info@benchmark.co.uk">info@benchmark.co.uk</a> <a href="http://www.benchmark.co.uk">www.benchmark.co.uk</a> © 2015
* As Defined by RICS - Code of Measuring Practice	Illustrations For Identification Purposes Only. Not to Scale All Calculations include Any All Areas Under 1.3m Head Height.	



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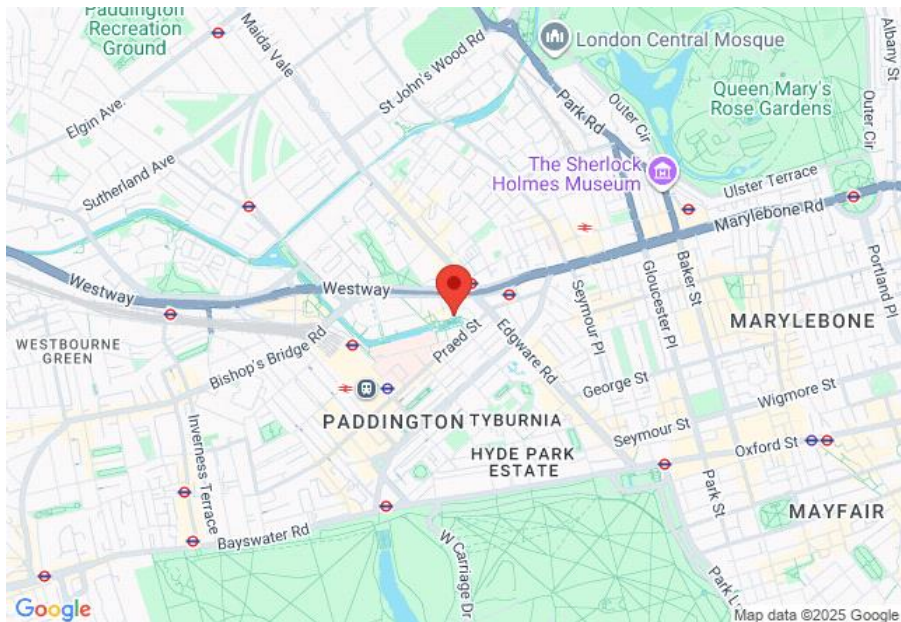
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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