

MERCHANT SQUARE EAST, LONDON W2

£1,100 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, LONDON W2

£1,100 PW

PROPERTY DESCRIPTION

Refined Waterside Living – Luxury Apartment in Merchant Square.

This luxury three-bedroom apartment offers 803 square feet of living and entertaining space. Positioned on the first floor of a landmark waterside development in Merchant Square, Paddington, the apartment features a reception/dining room with serene canal views, a modern open-plan kitchen, three bedrooms, two bathrooms, and ample built-in storage.

Finished in a chic, contemporary style, the apartment includes high-spec amenities, stylish furnishings, and comfort cooling for year-round comfort.

It forms part of a prestigious residential block within Merchant Square, an award-winning mixed-use development set along the Grand Union Canal, known for its striking architecture and vibrant atmosphere. Residents benefit from 24-hour concierge service, lift access, CCTV security, and secure underground parking.

Merchant Square offers more than just residential living, it's a lifestyle destination. The area features innovative pedestrian bridges, tranquil canal-side walkways, and a curated selection of cafés, restaurants, and outdoor dining spots. This makes it ideal for those seeking a blend of city convenience and scenic relaxation.

Transport connections are exceptional, with Paddington Station, serving the Elizabeth Line, Heathrow Express, and multiple Underground lines, just minutes away. Edgware Road Station is also within walking distance, connecting you to the Circle, District, and Bakerloo lines.



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, LONDON W2

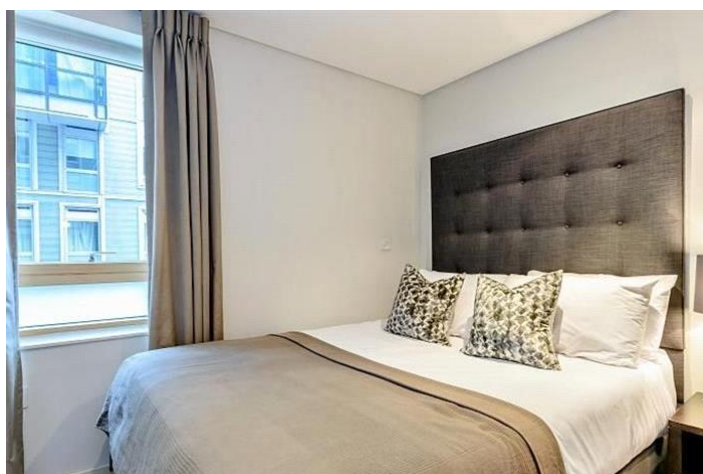
£1,100 PW



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 110
4B MERCHANT SQUARE EAST
LONDON W2

First Floor

Approx Gross Internal Area*
 803 Sq Ft - 74.60 Sq M

* 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.

Developed and Drawn By

B K R

Sunnyhill House, 5-7 Sunnyhill Road
 London, SW19 2UD

Tel: 0844 347 2003
 Fax: 0844 357 2004
 info@bkr.co.uk
 www.bkr.co.uk
 © 1997-2015



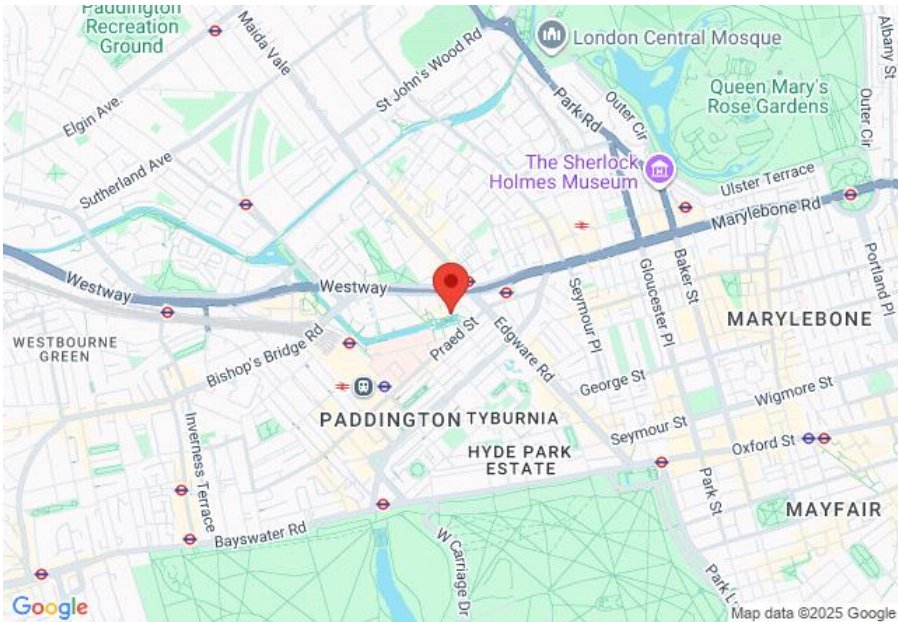
MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

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

MERCHANT SQUARE EAST, LONDON W2

£1,100 PW



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	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.



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, LONDON W2

£1,100 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
