

MERCHANT SQUARE EAST, LONDON W2
£1,710 PW



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

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

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PROPERTY DESCRIPTION

Extraordinary three-bedroom apartment with a spectacular 36ft private roof terrace and panoramic views of the iconic London skyline and Grand Union Canal.

Situated on the 11th floor of a prestigious waterside development in the heart of Paddington Basin, this meticulously designed residence spans approximately 1,118 sq ft of beautifully appointed living space.

The impressive 28ft open-plan kitchen and reception room provides an elegant setting for both entertaining and relaxation, flowing seamlessly onto the magnificent private roof terrace, a rare and expansive outdoor space offering breath-taking, far-reaching views across London.

The apartment comprises three generous double bedrooms, including a principal suite with en-suite bathroom, complemented by a guest cloakroom and excellent built-in storage throughout.

Residents benefit from concierge service, lift access, secure underground parking, and round-the-clock security, all within one of W2's most sought-after waterside addresses. Ideally located for exceptional connectivity, Paddington Station is moments away, providing access to the Elizabeth Line, Bakerloo, Hammersmith & City, Circle and District lines, as well as Heathrow connections. Edgware Road Underground Station is also within easy reach.

This is a rare opportunity to acquire a refined home defined by exceptional outdoor space, striking views, and prime central London positioning.



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APARTMENT 1109 MERCHANT SQUARE EAST W2	Approx Gross Internal Area* 1118 Sq Ft - 103.86 Sq M	Created and Drawn By B K R
Eleventh Floor		Sainsbury House, 3-7 Sunninghill Road London, SW19 2JG Tel: 0845 257 2033 Fax: 0845 257 2034 info@bkrcorp.com www.bkrcorp.com © BKR 2015
<small>* As Defined by RICS - Code of Measuring Practice</small>	<small>Illustration For Identification Purposes Only. Not to Scale All Calculations include Any/All Areas Under 1.5m Head Height.</small>	



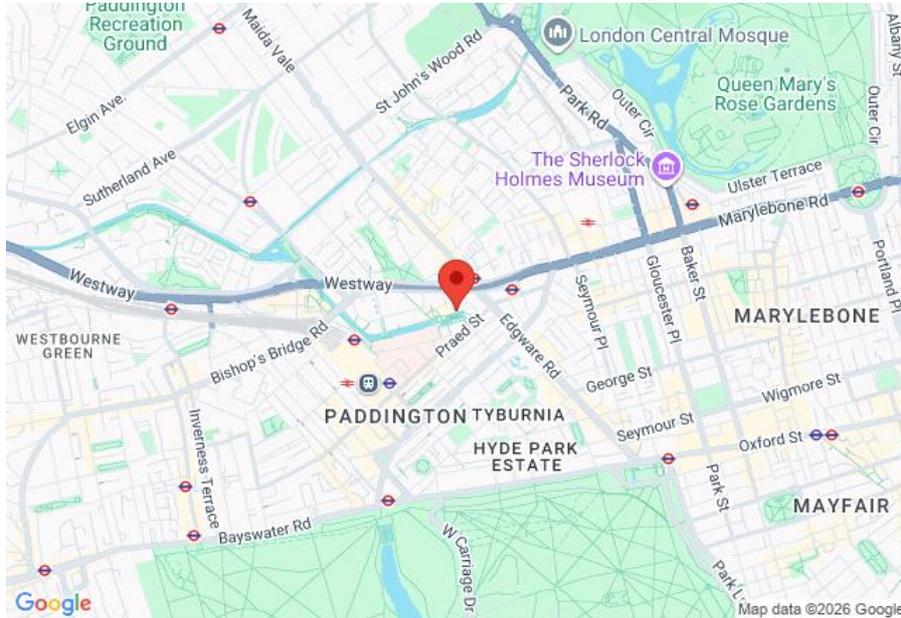
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

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