

MERCHANT SQUARE EAST, LONDON W2

£980 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

Excellent Two Bedroom Apartment in Paddington Basin.

This beautifully presented two-bedroom apartment is situated on the 13th floor of a prestigious waterside development in the heart of Paddington Basin. Offering bright and contemporary living accommodation, the property enjoys an excellent central London location.

The apartment comprises two well-proportioned bedrooms, two modern bathrooms, and a spacious open-plan reception room with a fully integrated contemporary kitchen, ideal for both entertaining and everyday living.

Residents benefit from a concierge service, lift access, secure underground parking, and round-the-clock security, all within one of W2's most sought-after developments.

Ideally positioned for exceptional connectivity, Paddington Station is just moments away, providing access to the Elizabeth Line, Bakerloo, Circle, District, and Hammersmith & City lines, as well as direct Heathrow connections. Edgware Road Underground Station is also within easy reach, alongside the excellent cafés, restaurants, and amenities of Paddington and Little Venice.



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FLAT 1310 4B MERCHANT SQUARE EAST LONDON W2	Approx. Gross Internal Area* 713 Sq Ft - 66.24 Sq M	Surveyed and Drawn By: BKR Surveyors House, 3/7 Sunninghill Road London, SW19 2JG Tel: 0845 207 2832 Fax: 0845 207 2024 www.bkr.co.uk © BKR 2010
Thirteenth Floor.		
<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>



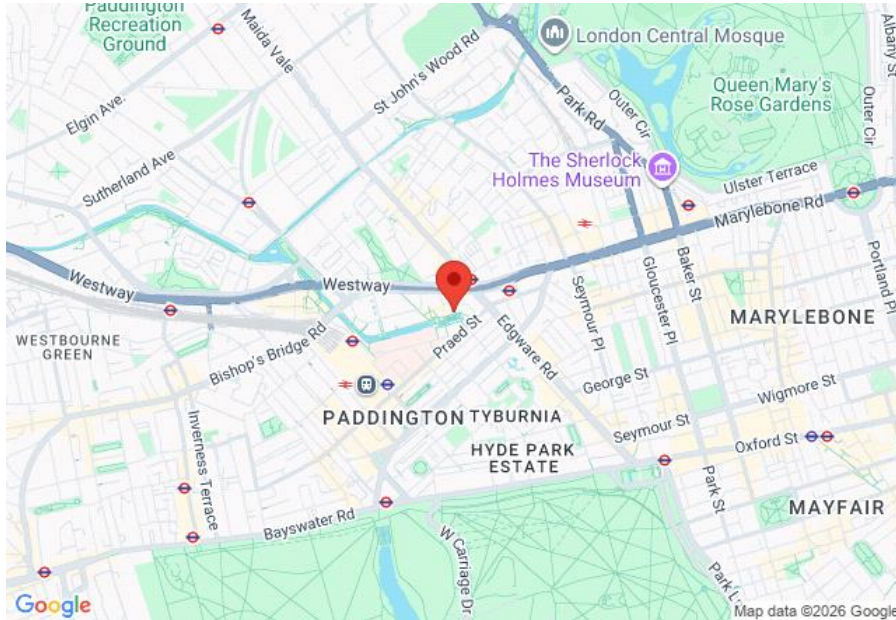
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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