

MERCHANT SQUARE, PADDINGTON, LONDON W2  
£1,425,000



**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

Merchant Square – Two-Bedroom Canalside Apartment with Parking

Set along the picturesque Grand Union Canal, this beautifully presented two-bedroom apartment, with both bedrooms en-suite, offers the perfect blend of modern luxury and vibrant city living in the heart of Paddington Basin.

The apartment features a spacious reception room flooded with natural light, framed by floor-to-ceiling windows that capture stunning water views. The superb open-plan kitchen is fitted with high-quality appliances and a breakfast bar, ideal for both everyday living and entertaining. Each bedroom boasts its own luxurious en-suite bathroom, while generous built-in storage ensures a sleek and clutter-free space.

Additional benefits include secure underground parking, 24-hour concierge service, and exclusive resident access to the beautifully maintained communal areas.

Merchant Square is surrounded by an excellent selection of bars, restaurants, and cafés, offering a lively social scene right on your doorstep. The open green spaces of Hyde Park are within walking distance, while Oxford Street's world-class shopping is just moments away. Exceptional transport links via Paddington Station and the Elizabeth Line provide fast, easy connections across London and beyond.

This apartment offers a rare opportunity to enjoy a luxurious canalside lifestyle in one of London's most dynamic and well-connected neighbourhoods.



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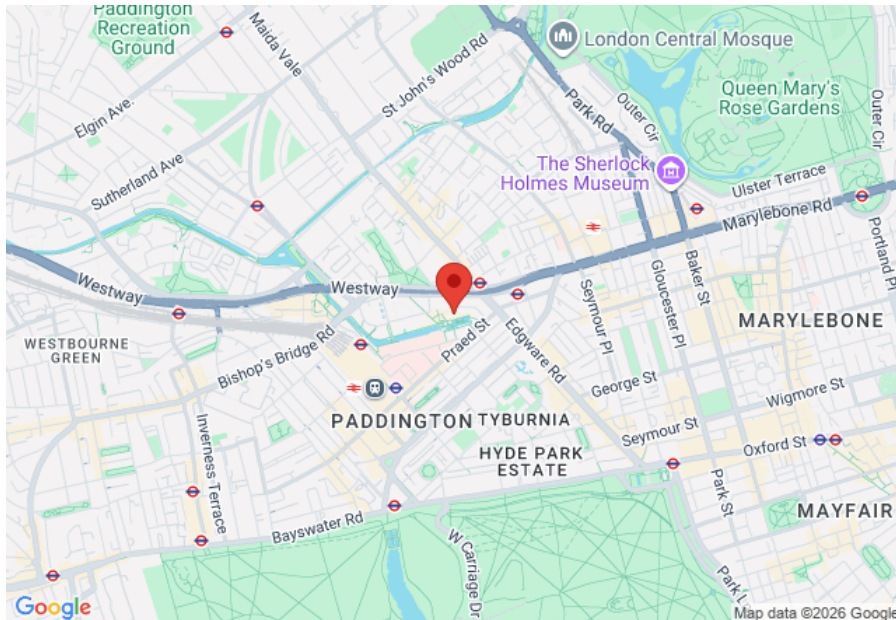
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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