

MERCHANT SQUARE EAST, PADDINGTON, LONDON W2  
£1,650 PW



**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

A Stunning South-Facing Three-Bedroom Apartment in Merchant Square, Paddington.

This spectacular south-facing three-bedroom apartment is situated on the fifth floor of a prestigious Merchant Square development, benefitting from concierge service, lift access and secure underground parking.

The apartment offers generous living and entertaining space, featuring a beautiful reception room with superb views over the Grand Union Canal, creating a bright and tranquil setting. A sleek, modern open-plan kitchen is fully fitted with high-quality appliances, ideal for both everyday living and entertaining.

Accommodation comprises three well-proportioned bedrooms, a contemporary family bathroom, a guest cloakroom and excellent built-in storage throughout, providing both comfort and practicality.

The property is superbly located for transport, offering easy access to Paddington Station (Bakerloo, Circle, District, Hammersmith & City lines and Heathrow Express) as well as Edgware Road Station (Circle, District and Bakerloo lines), ensuring excellent connectivity across London and beyond. Set moments from canalside walks, cafés and local amenities, this outstanding apartment combines modern city living with waterside tranquillity in one of West London's most desirable developments.



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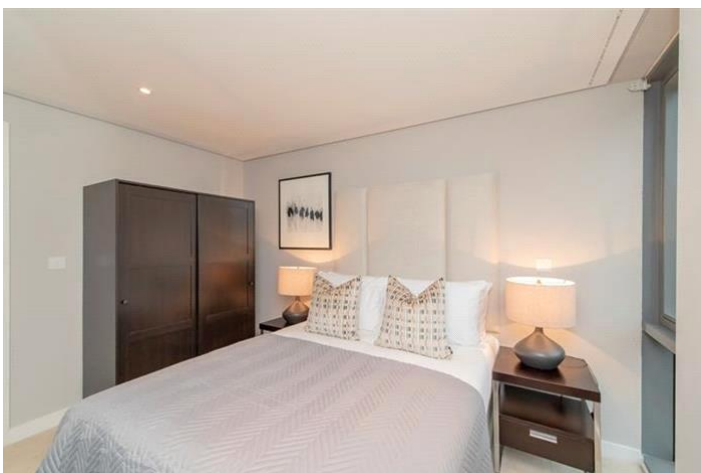
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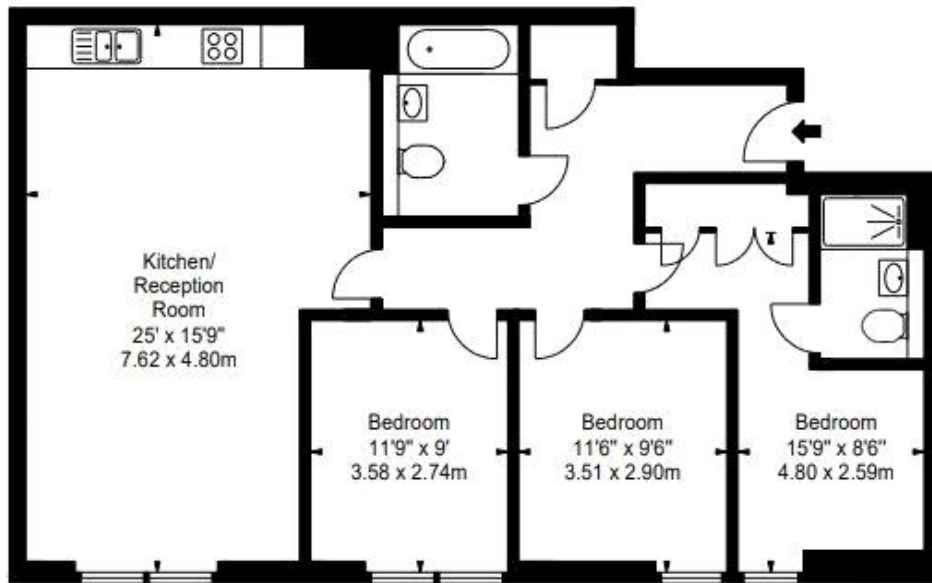
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MERCHANT SQUARE EAST  
W2

Fifth Floor

Approx Gross Internal Area\*

942 Sq Ft - 87.51 Sq M

Surveyed and Drawn By:



Sunnyhill House, 3-7 Sunnyhill Road  
London, SW16 2UG

Tel: 0845 257 2023  
Fax: 0845 257 2024  
[info@bkrfloorplans.co.uk](mailto:info@bkrfloorplans.co.uk)  
[www.bkrfloorplans.co.uk](http://www.bkrfloorplans.co.uk)

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\* 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.



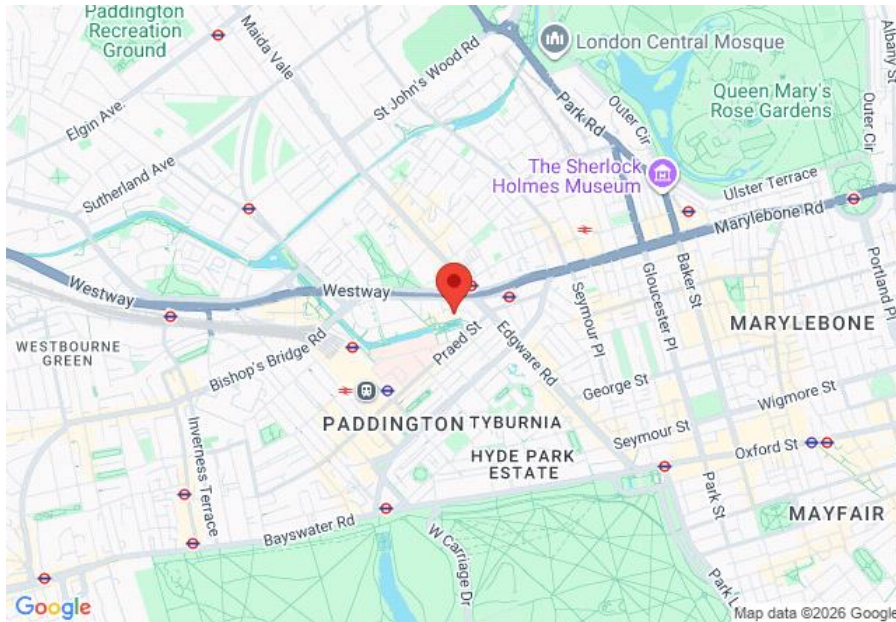
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy 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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