

MERCHANT SQUARE EAST, LONDON W2  
£1,710 PW



**MAYFAIR SQUARE**

1 Mayfair Place, London W1J 8AJ, United Kingdom

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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.



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<b>APARTMENT 1109</b> <b>MERCHANT SQUARE EAST</b> <b>W2</b>	Approx Gross Internal Area* <b>1118 Sq Ft - 103.86 Sq M</b>	Created and Drawn By <b>BKR</b>
<b>Eleventh Floor</b>		Sainsbury House, 3-7 Sunninghill Road London, SW19 2JG Tel: 0845 257 2033 Fax: 0845 257 2034 info@bkr.co.uk www.bkr.co.uk © 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>	



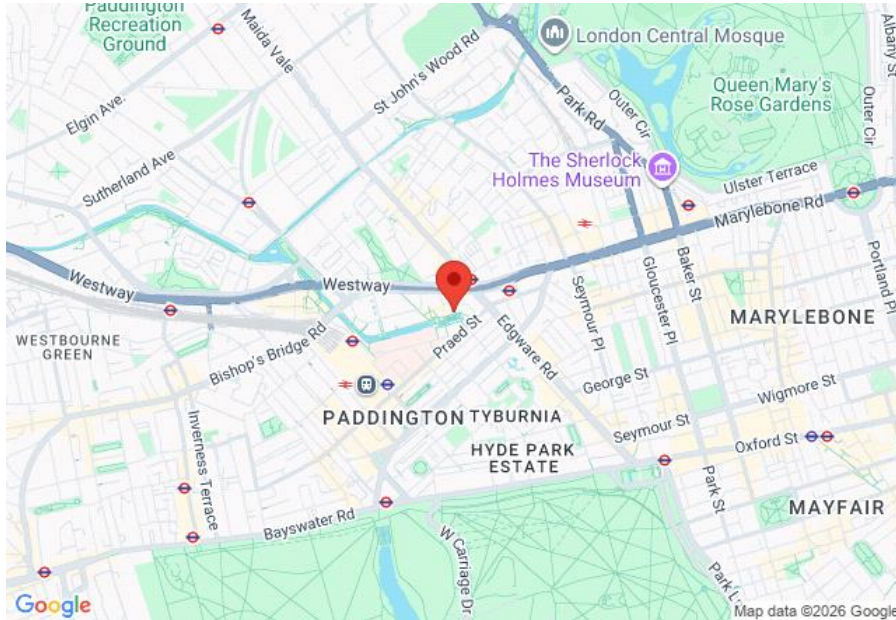
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy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

### Important Notice:

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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.



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