

MERCHANT SQUARE EAST, 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

Luxury Three-Bedroom Apartment with Beautiful Views in Paddington Basin

A beautifully interior-designed three-bedroom apartment offering beautiful views and a prime position in the heart of Paddington Basin, moments from West End Quay.

Situated on the fourth floor of a prestigious modern development, this stunning residence features a spacious reception room, a fully fitted open-plan kitchen, three elegant bedrooms, two contemporary bathrooms, and ample built-in storage throughout.

Residents enjoy a range of premium amenities, including a 24-hour concierge, lift access, and secure underground parking.

Perfectly located for transport and connectivity, the apartment provides easy access to Paddington Station (Elizabeth Line, Bakerloo, Hammersmith & City, Circle, District Lines, and Heathrow Express) and Edgware Road (Circle, District, and Bakerloo Lines).

Offering a blend of luxury, comfort, and convenience, this apartment represents an exceptional opportunity to live in one of London's most desirable waterside locations.



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<p><b>FLAT 409</b>  <b>4B MERCHANT SQUARE EAST</b>  <b>LONDON W2</b></p> <p>Fourth Floor</p>	<p>Approx Gross Internal Area*</p> <p>944 Sq Ft - 87.70 Sq M</p>	<p>Surveyed Draw By</p> <p><b>B K R</b></p> <p>Surveyed House, 1-7 Sanyhill Road          London, SW14 2JG</p> <p>Tel: 0845 207 2021          Fax: 0845 257 2024          info@bkr-surveyors.co.uk          www.bkr-surveyors.co.uk          © 1981-2010</p>
<p>* As Defined by RICS - Code of Measuring Practice</p> <p>Illustration For Identification Purposes Only. Not to Scale          All Calculations include Any/All Areas Under 1.5m Head Height.</p>		



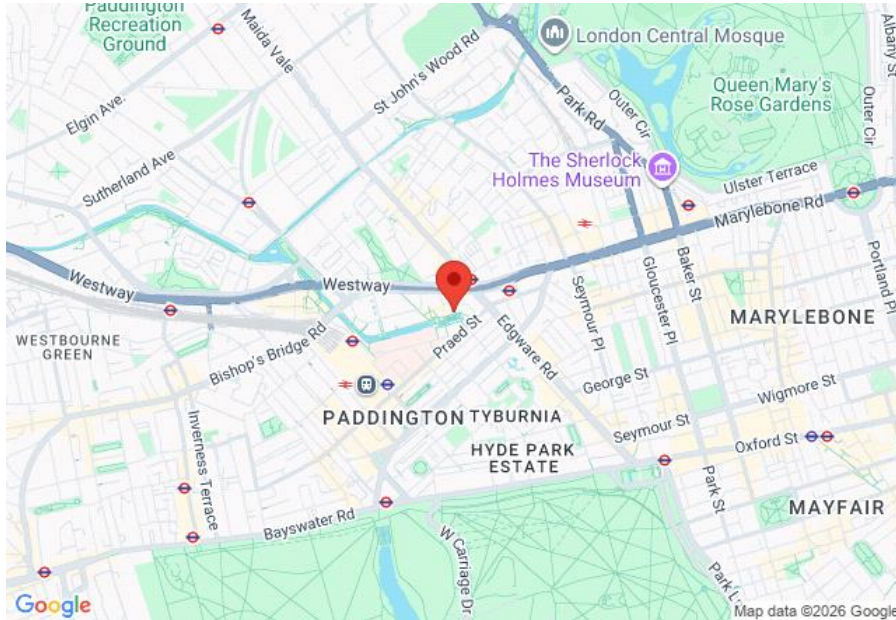
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy 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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