

MERCHANT SQUARE EAST, LONDON W2

£1,695 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

This Luxury three-bedroom apartment offers expansive living and entertaining areas, spanning 1,341 square feet. Its highlights include a spacious reception/dining room with panoramic views of the canal, a modern fitted open plan kitchen, three bedrooms, a family bathroom, a guest cloakroom, and ample storage space.

Situated on the first floor of an esteemed building, the apartment boasts amenities such as a concierge service, lift service, CCTV, and secure underground parking. The building itself is characterized by its waterside location, featuring private underground parking spaces, a concierge service, 24/7 security, and stylishly refurbished penthouses and apartments with high-spec amenities and furnishings in a chic, contemporary style. The apartments are equipped with comfort cooling.

Conveniently located, the apartment provides easy access to excellent transport links, including Paddington Train Station (Elizabeth Line, Bakerloo, Hammersmith & City, Circle, District lines, and Heathrow Express) and Edgware Road (Circle, District, and Bakerloo lines).



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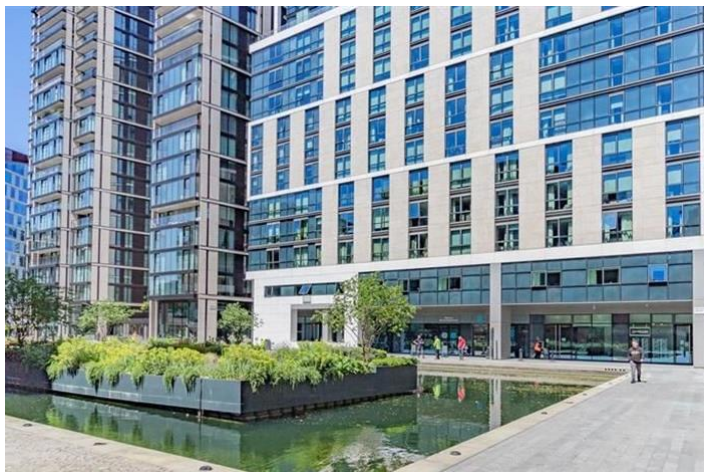
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FLAT 109
4B MERCHANT SQUARE EAST
LONDON W2

First Floor

Approx Gross Internal Area*
 1341 Sq Ft - 124.58 Sq M

* 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.

Designed and Drawn By

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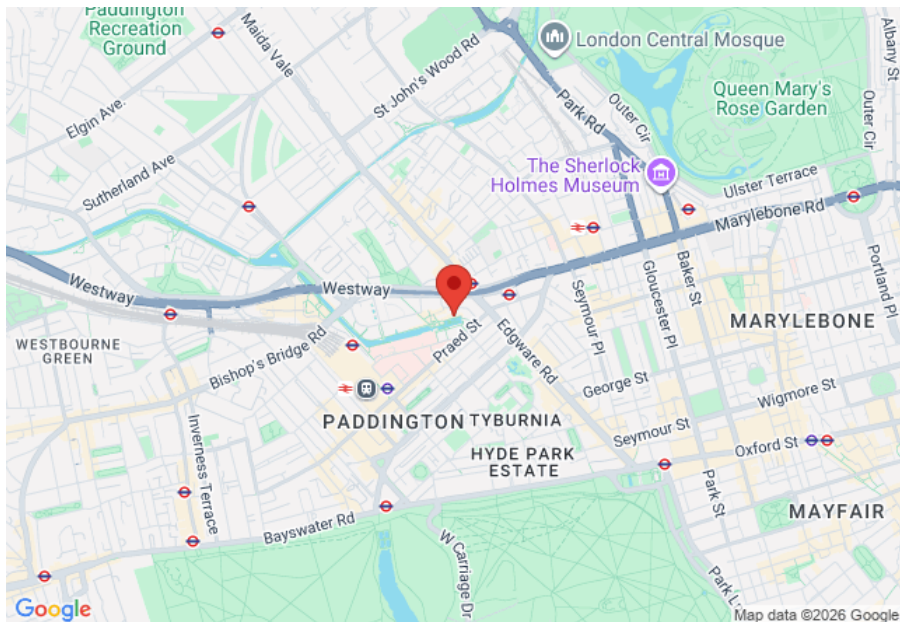
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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