

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

MERCHANT SQUARE EAST, LONDON W2

£1,695 PW

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).



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk

MERCHANT SQUARE EAST, LONDON W2

£1,695 PW



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

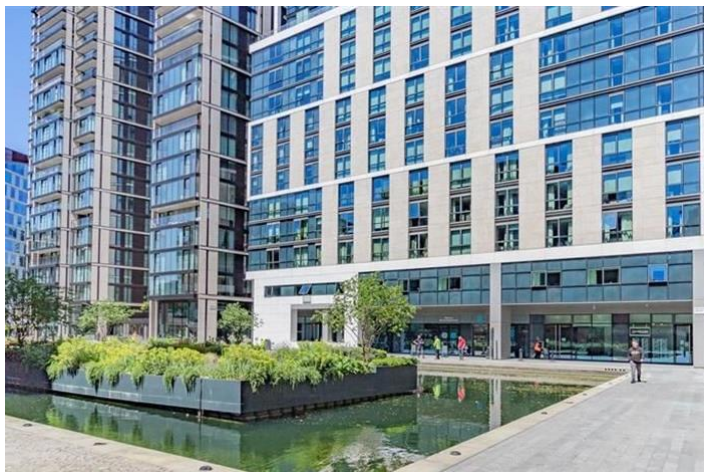
+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk



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

B K R

Berrymill House, 3-7 Berrymill Road
 London, SW16 2JG

Tel: 0845 257 2823
 Fax: 0845 257 2824
 info@bkr.co.uk
 www.bkr.co.uk
 © BKR 2012



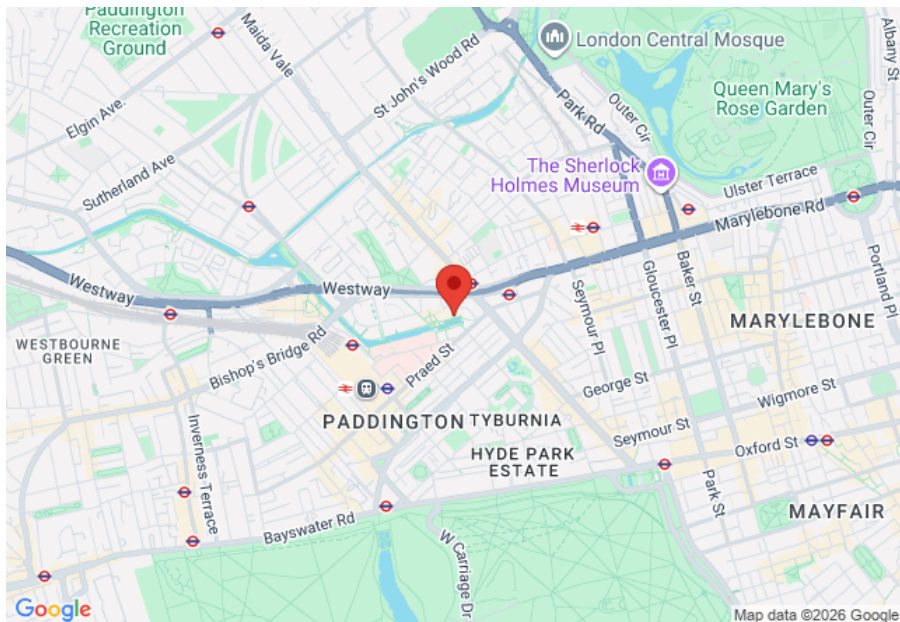
MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk

MERCHANT SQUARE EAST, LONDON W2

£1,695 PW



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.



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk

MERCHANT SQUARE EAST, LONDON W2

£1,695 PW

FOR MORE INFORMATION PLEASE CONTACT US

Important Notice:

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Mayfair Square in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Mayfair Square nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s), lessor(s) or landlord(s).

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.



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk
