



3 Merchant Square, London, W2 1AZ

£4,400 Per Month



Beautifully presented 2-bedroom 2-bathroom apartment. Your first impression of this stunning property are the floor to ceiling windows in both the open plan living space and bedroom allowing maximum light to flood the apartment.

Engineered wood flooring and immaculate detail throughout, boasting comfort cooling system and the open plan fitted kitchen with integrated Miele appliances.

Discover waterfront living at its finest in the heart of London with No. 3 Merchant Square, a striking 21-storey residential tower nestled within the vibrant Paddington Basin. Experience the perfect fusion of urban convenience and serene waterside ambiance at Merchant Square. Spanning 11 acres, this coveted location offers a safe, inviting environment enriched with new public spaces, residences, workspaces, as well as a plethora of dining, entertainment, and shopping options just moments away from Paddington Station.

Local restaurants & amenities:
Embrace a dynamic community spirit with a year-round calendar of complimentary events curated by the Merchant Square team. From fitness classes to movie nights, live music, and sports screenings, there's always something exciting happening.

Facilities:
24-hour Concierge & Security, Cinema screening room, Residents Lounge & business centre, Residents canal facing terrace

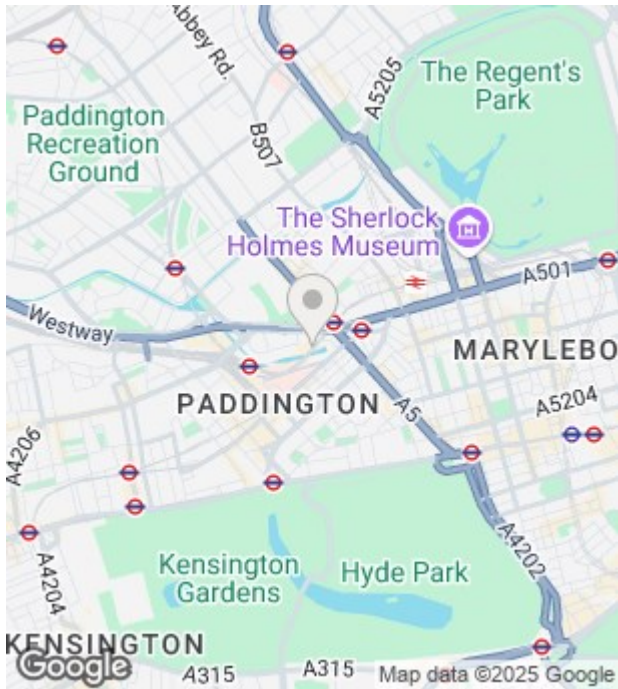
Transport links:
Benefit from excellent transport connections including Edgware Road, Paddington Station, and nearby stations such as Lancaster Gate and Marble Arch. Plus, enjoy convenient access to essential amenities such as St Mary's Hospital and a



- BEAUTIFUL TWO BEDROOM APARTMENT
- FULLY FURNISHED
- COMFORT COOLING THROUGHOUT
- RESIDENTS TERRACE
- SPA ROOM
- TWO BATHROOMS
- FLOOR TO CEILING WINDOWS
- 24-HOUR CONCIERGE
- CINEMA SCREENING ROOM
- BUSINESS/STUDY AREAS



| | |
|----------------|--------------------------------|
| Master bedroom | 3.4 m x 3.1 m 11'0" x 10'1" |
| Bedroom 2 | 3.1 m x 3.7 m 10'0" x 12'0" |
| Kitchen | 3.5 m x 2.3 m 11'5" x 7'6" |
| Living room | 6.5 m x 4.2 m 21'3" x 13'9" |
| Winter garden | 1.6 m x 3.1 m 5'3" x 10'2" |
| NIA | 87.4 sq m 940.7 sq ft |
| TOTAL | 87.4 sq m 940.7 sq ft |



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Unit 10 Paddington Works 8 Hermitage Street, London, W2 1BE
 Tel: +44(0)20 3019 6151 Email: lettings@grange.london