

## 3 Merchant Square, London, W2 1AZ

**£3,000 Per Month**



A little gem in the unique and PRESTIGIOUS CANAL SIDE, 3 Merchant Square.

Beautifully presented 1 bedroom apartment situated on the 4th floor. This apartment is unfurnished.

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.

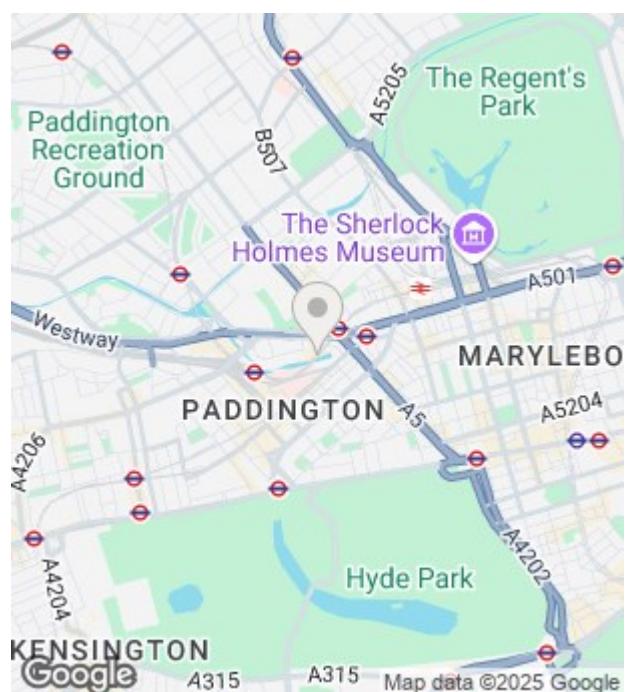
Engineered wood flooring and immaculate detail throughout, boasting comfort cooling system and the open plan fitted kitchen with integrated Miele appliances. Access the generous balcony with water views from the living area and the dual aspect bedroom.

Enjoy the benefits of lift access, 24 hour concierge, landscaped garden terrace, and the luxury of a residents cinema and lounge, plus the added luxury of treatment rooms.

Located within close proximity to Hyde Park and nearby transport links.



- 24 hour concierge
- Screening Room
- Floor to ceiling windows
- Close to shops and restaurants
- Resident lounge areas
- Residents business centre
- Parking by separate negotiation
- Fantastic transport links
- Business and study rooms
- Comfort cooling



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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