



**3 Merchant Square, London, W2 1AZ**

**£3,250 Per Month**



This beautifully presented apartment within the landmark and unique waterfront development 3 Merchant Square is the largest one bedroom floorplan in the development. The apartment boasts stunning canal views and benefits from lift access to all floors. The interiors combine thoughtful design with immaculate detailing, clever storage solutions and flexible living spaces.

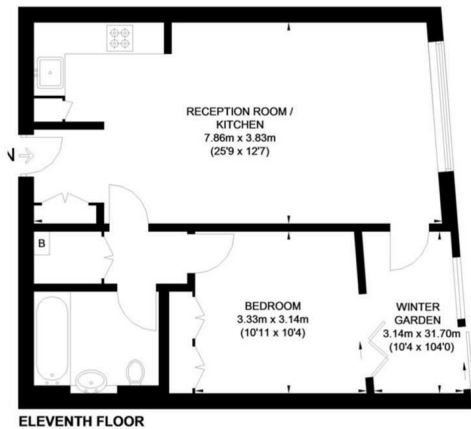
Floor to ceiling windows in both the open plan reception room and bedroom allow maximum light to flood the entire apartment. Other features include a generous winter garden balcony which is a perfect space for an office/study, engineered wood flooring, open plan fitted kitchen with reconstituted stone work tops and integrated Miele appliances. The dual aspect double bedroom has fitted wardrobes and stylish bathroom with concealed storage. The apartment boasts a comfort cooling system in the bedroom and open plan kitchen/reception room

The development further benefits from 24 hour concierge, residents cinema, residents lounge, business centre, meeting room, treatment rooms and landscaped garden terrace.

Located within close proximity of Hyde Park, nearby transport links include Edgware Road (Circle, District and Bakerloo lines), Lancaster Gate (Central line), Marble Arch (Central line) and Paddington Station.

- 24-hour concierge
- Residents lounge
- Residents garden
- Close to main transport links
- Modern building
- Lift access to all floors
- Cinema screening room
- Canal views
- Comfort cooling
- Council tax band: E



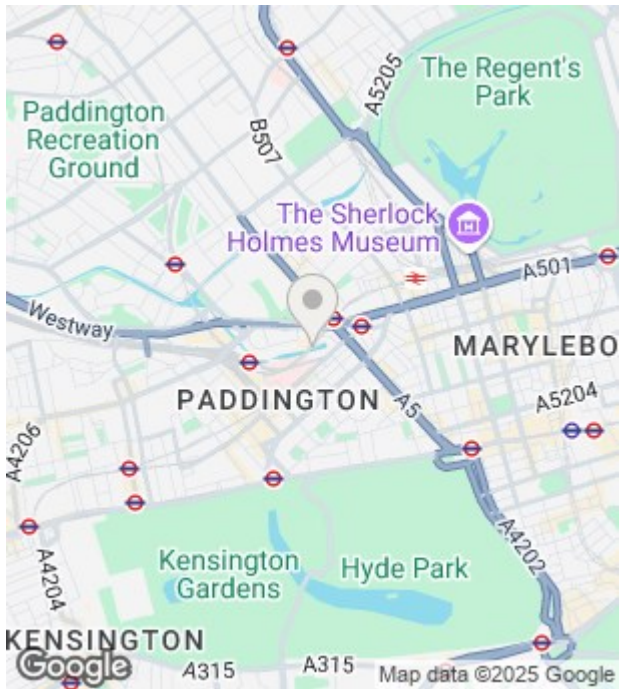


#### MERCHANT SQUARE



APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING WINTER GARDEN)  
TOTAL = 605 SQ. FT. (56.2 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, weights and contents thoroughly before making any decisions reliant upon them. Please be advised that Corporation and our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (Solecity)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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](mailto:lettings@grange.london)