

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

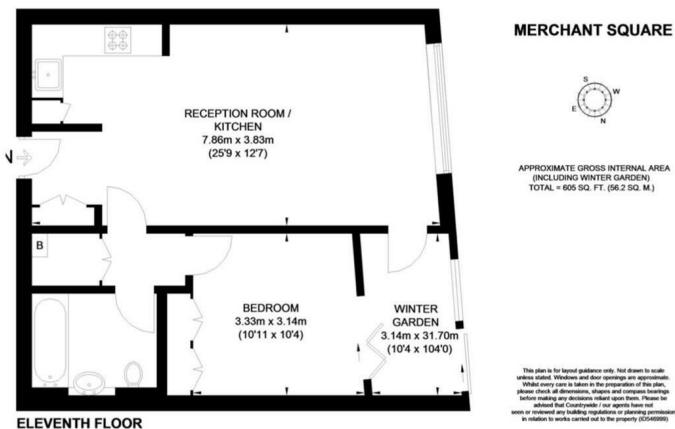
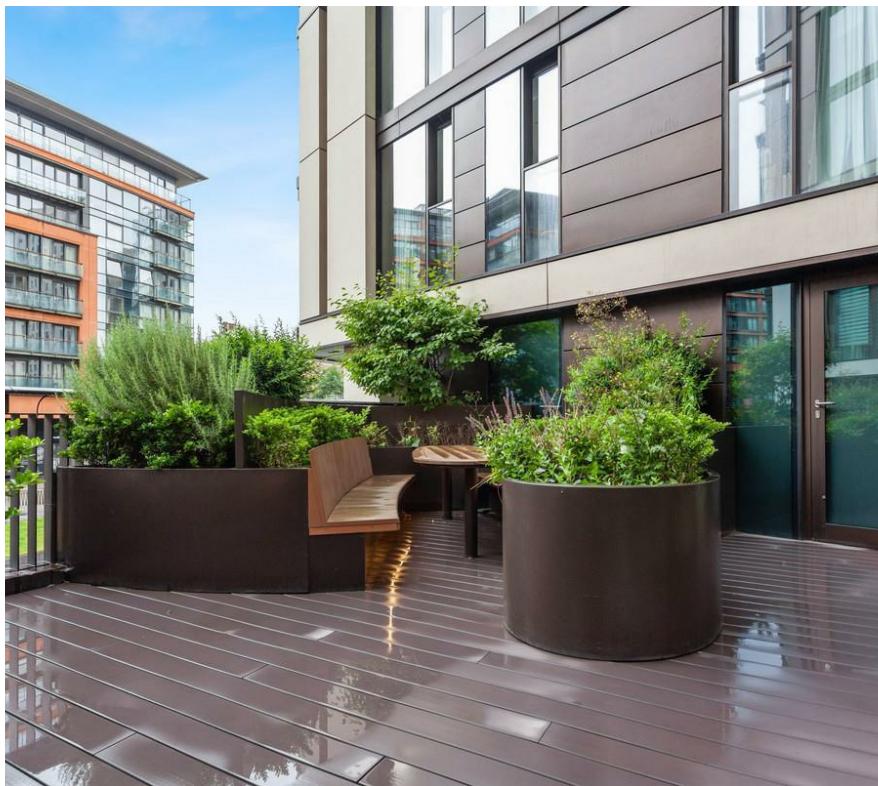
The development further benefits from 24 hour concierge, residents cinema, residents lounge, business centre, meeting room, treatment rooms and landscaped garden terrace.

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





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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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