

3 Merchant Square, London, W2



£1,600,000

Perched on the 12th floor of the prestigious 3 Merchant Square development, this beautifully presented two-bedroom apartment offers stylish and spacious living in the heart of Paddington Basin.

The property features a bright and expansive open-plan kitchen, dining, and lounge area, complete with custom-built wooden shelving that adds both warmth and functionality. Floor-to-ceiling windows flood the space with natural light and open onto a generous south-east facing private balcony.

The luxurious primary bedroom benefits from a walk-in wardrobe and sleek ensuite bathroom. A well-proportioned second bedroom, also fitted with bespoke shelving, is served by a second full bathroom. Thoughtfully designed throughout, the apartment includes ample storage solutions that complement its elegant interiors. The property comes with an undercover parking space.

Residents of 3 Merchant Square enjoy 24-hour concierge service, cinema screening room, residents lounge & business centre, as well as a residents canal facing terrace, plus close proximity to the amenities of Paddington, Little Venice, and Hyde Park. Excellent transport links including Paddington Station (National Rail, Heathrow Express, Elizabeth, Bakerloo, Circle, District, and Hammersmith & City lines) are within walking distance.

Experience the perfect fusion of urban convenience and serene waterside ambiance at Merchant Square, enriched with new public spaces, residences, workspaces, as well as a plethora of dining, entertainment, and shopping options just moments away from Paddington Station.

Embrace a dynamic community spirit with a year-round calendar of complimentary events curated by the Merchant Square team.

- 24-hour concierge
- Residents business lounge
- Residents roof top terrace
- Cinema screening room
- Large private balcony
- Close to retail & eateries
- Undercover parking space
- Ground rent: £400.00 pa
- Service charge: £12,802.14 pa
- Tenure: 999 years

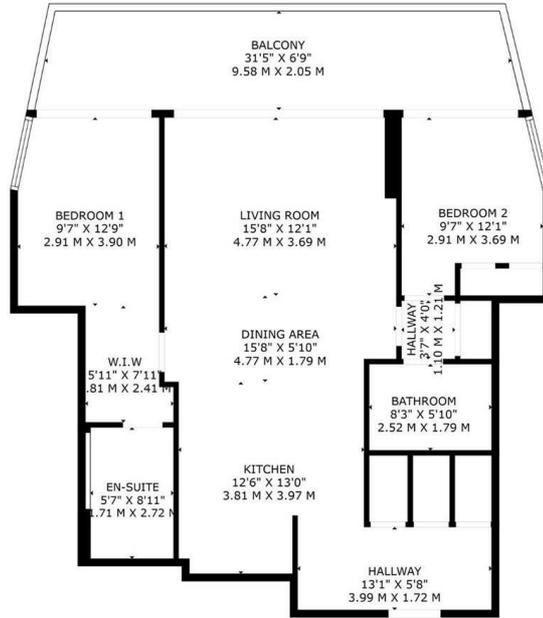
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TOTAL: 968 sq. ft, 90 m²
 FLOOR 12: 968 Sq. ft, 90 m²
 EXCLUDED AREAS: BALCONY: 211 sq. ft, 20 m²
 WALLS: 69 sq. ft, 6 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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		

