

**1508  
MERCHANT SQUARE  
PADDINGTON BASIN, LONDON  
W2 1AP**

**£2,200 Per week**

AR  
**ARLINGTON**  
RESIDENTIAL

**020 7722 3322**  
arlingtonresidential.com



This four bedroom penthouse is set on the fifteenth floor of a modern waterside block with concierge service, lifts, and underground parking,

The superb apartment offers spacious open plan living and entertaining spaces as well as a large terrace with breath taking views over London. It is available either furnished or unfurnished.

Merchant Square forms part of the canalside Paddington Basin development with the nearest transport links being Edgware Road Tube Station (Circle, District and Bakerloo lines) - 0.2 miles and Paddington main line and tube stations (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) - 0.4 miles.

- 4 Bedrooms
- 3 Bathrooms
- Double Reception Room
- Open Plan Kitchen
- Private Roof Terrace
- Lift
- On site Property Management
- Concierge / Porter
- Underground Parking Space
- EPC Rating - C
- Westminster Council Tax Band G
- Furnished/Unfurnished
- \*Pet Friendly\*

Tenants Fees may apply

**Tenancy Information**

Property Redress Scheme - PRS

Client Money Protection Scheme - Propertymark

Holding Deposit - 1 week's rent; and/or

Deposit - 5 weeks' rent / 6 weeks' rent in the case of rental over £50,000 pa

Payments to other third parties - eg Council Tax, utilities, communications services

Default Charges - eg payments for the replacement of lost keys or interest on overdue rent

Tenancy Transaction Charges - eg requests to vary or assign the tenancy

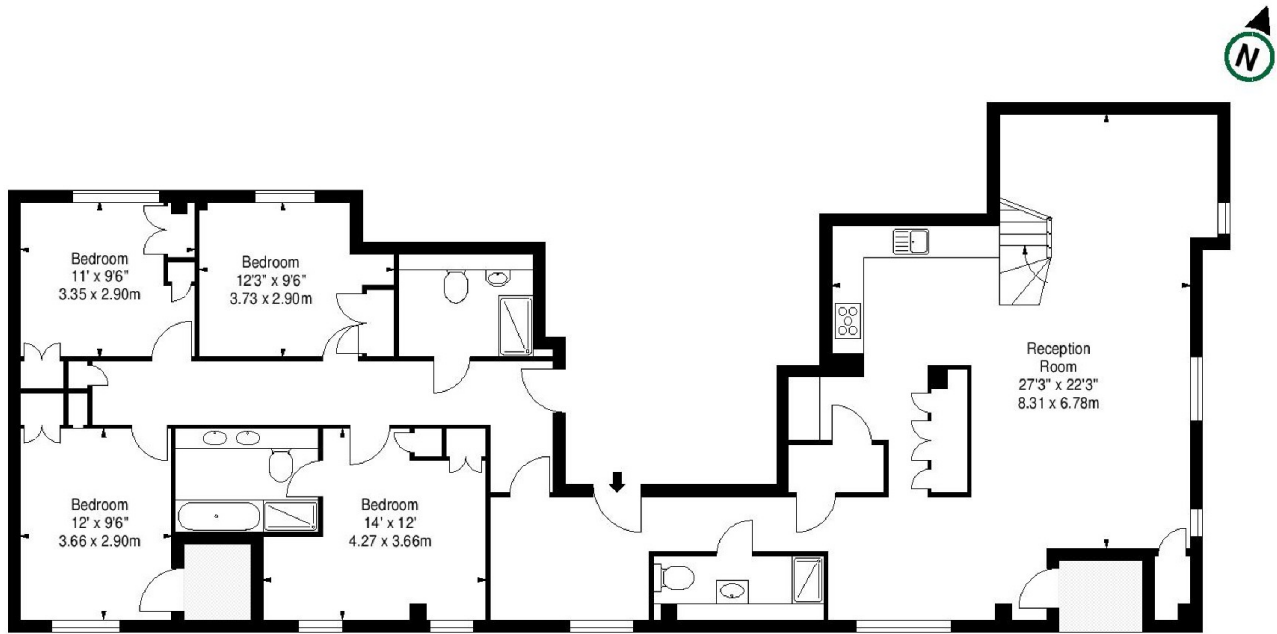




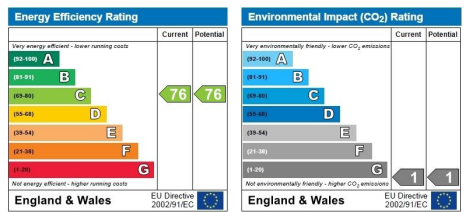








<b>MERCHANT SQUARE EAST W 2</b>  <b>Fifteenth Floor</b>	Approx Gross Internal Area* <b>1579 Sq Ft - 146.69 Sq M</b>	Surveyed and Drawn By: <b>BKR</b> Sunnyhill House, 3-7 Sunnyhill Road London, SW16 3UG Tel: 0845 257 2023 Fax: 0845 257 2024 <a href="mailto:info@bkrfloorplans.co.uk">info@bkrfloorplans.co.uk</a> <a href="http://www.bkrfloorplans.co.uk">www.bkrfloorplans.co.uk</a> © BKR 2015
	* As Defined by RICS - Code of Measuring Practice Illustration For Identification Purposes Only. Not to Scale All Calculations include Any/ All Areas Under 1.5m Head Height.	



8 Wellington Road, St John's Wood, London, NW8 9SP

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