



MERCHANT SQUARE, PADDINGTON BASIN, W2

£1,450,000

Located on the fourth floor of this modern Waterside development with views of the Canal from the balcony and extending to 1,244 sq ft, is this three double bedroom apartment presented in good decorative order. The apartment is conveniently located bringing a vibrant mix of shops, restaurants and bars along the Canal front.

The accommodation comprises of three double bedrooms, Two with Ensuites a further shower room, open plan kitchen reception room with glass sliding door to the balcony with Canal views. Additional features include Lutron lighting, comfort cooling, 24 hour Concierge and a secure underground parking space.

Merchant Square forms part of the popular waterside development in Paddington Basin. Located within close proximity to the green open spaces of Hyde Park, nearby transport links include Edgware Road underground station (Circle, District and Bakerloo lines) Paddington Station, and Marble Arch (Central Line).

Also nearby is the popular shopping and Theatre area of the West End, Oxford Street, Regents Street, Trafalgar Square and Piccadilly Circus

Details

- Three Double Bedrooms
- Two En-Suite Bathrooms
- Shower Room
- Modern Fitted Kitchen
- Reception Room
- Balcony
- Lift
- 24 Hour Concierge/Security
- Secure Parking Space

PLAZA estates

www.plazaestates.co.uk

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Merchant Square East Paddington Basin, W2



Approx. Gross Floor Area = 115 sq.meters • 1244 sq.feet



FOURTH FLOOR

For illustrative purposes only. Prepared by Swan Photography 07974 264576

Terms and Conditions

Tenure: 978 years
 Borough: Westminster
 Price: £1,450,000

EPC Information

Energy Performance Certificate

SAP

404,
 4 Merchant Square East,
 LONDON,
 W2 1AN

Dwelling type: Mid-floor flat
 Date of assessment: 08 November 2010
 Date of certificate: 08 November 2010
 Reference number: 9189-3818-6098-9100-1535
 Type of assessment: SAP, new dwelling
 Total floor area: 113 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	84	90	91

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	85 kWh/m ² per year	79 kWh/m ² per year
Carbon dioxide emissions	1.2 tonnes per year	1.1 tonnes per year
Lighting	£105 per year	£73 per year
Heating	£279 per year	£283 per year
Hot water	£103 per year	£103 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

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SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT