

Marble Arch Office, 29-31 Edgware Road, London W2 2JE Tel: 020-7724-3100 Fax: 020-7258-3090



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



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



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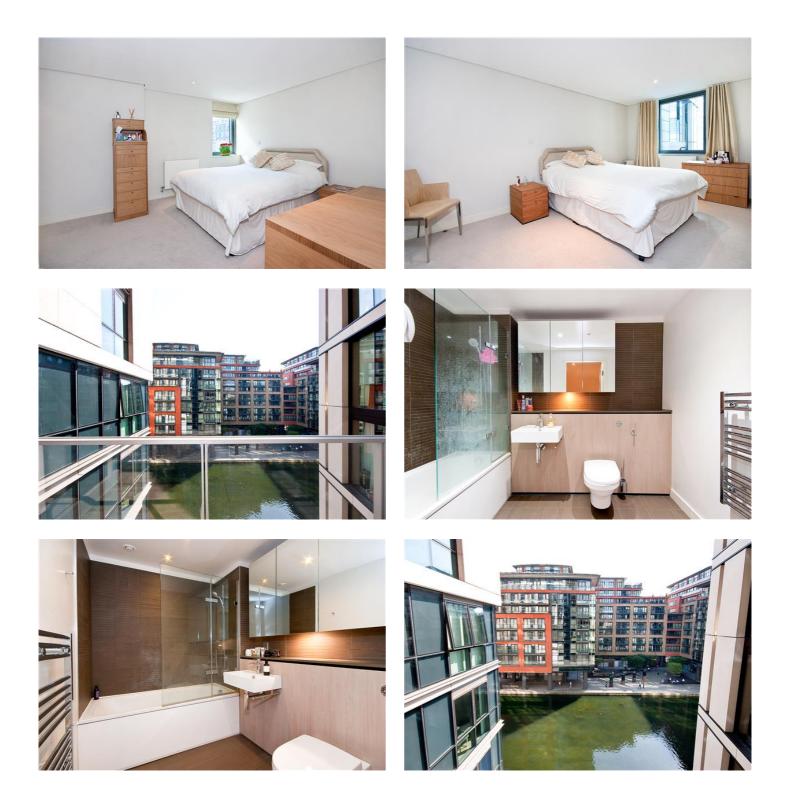








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FOURTH FLOOR

For illustrative purposes only. Prepared by Swan Photography 07974 264576

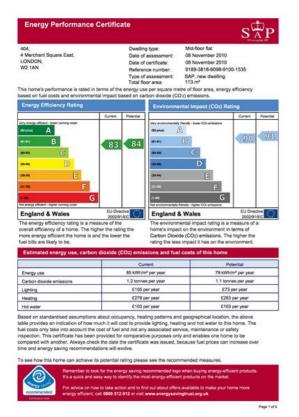


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Terms and Conditions

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

EPC Information



SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT