

## 4B MERCHANT SQUARE, PADDINGTON, W2

**£825 per week**

We are pleased to offer this stunning interior designed apartment, set within the heart of the Paddington Basin and close to the popular West End Quay.

The apartment is situated on the fourteenth floor of this prestigious building which features a concierge, lift service and secure underground parking.

The stunning apartment comprises spacious living and entertaining space with a beautiful reception room with superb views of the Grand Union Canal, a superb modern fitted open plan kitchen, two bedrooms, two bathrooms and ample storage space.

The apartment offers easy access to superb transport links such as Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) Edgware Road (Circle, District and Bakerloo lines).

### Details

2 BEDROOMS  
2 BATHROOMS  
OPEN PLAN KITCHEN  
RECEPTION ROOM  
PORTER  
LIFT

UNDERGROUND PARKING

COUNCIL TAX BAND F - £994 per annum based on 2 people or more





**FLAT 1410  
4B MERCHANT SQUARE EAST  
LONDON W2**



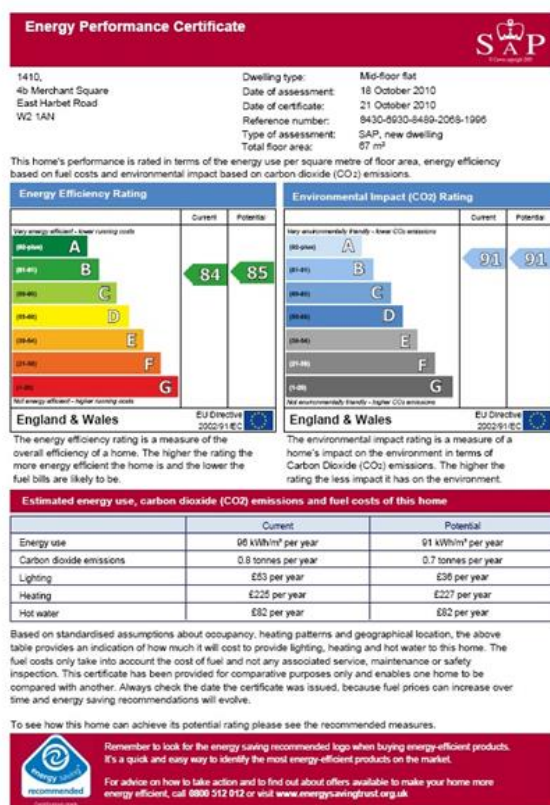
**Fourteenth Floor**

**Approx Gross Internal Area\***  
**726 Sq Ft - 67.45 Sq M**

## Terms and Conditions

Available: Now for Long Let  
Price: £825 per week

## EPC Information



## Fees

A charge will be made of £264 including VAT which includes the tenancy agreement and referencing of the tenant (or joint tenants and guarantors) and for registration and certification of the deposit with the Tenancy Deposit Scheme. A charge of £132 including VAT will be made to a tenant for renewal agreements and updated TDS registration/certification. Inventory charges are made at cost (see above). Payments made by credit cards will attract a surcharge of 4-5% (depending on the card used). End of tenancy works arranged on behalf of the tenant by our management department will attract a handling fee of 10% plus VAT (12%).

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**