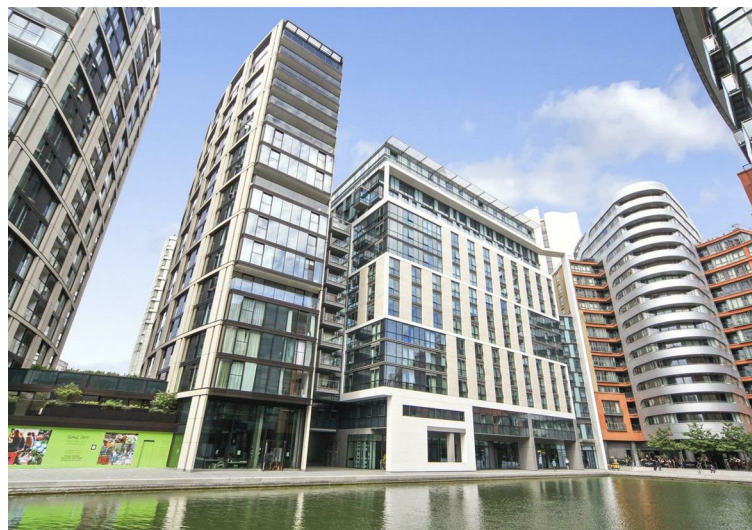
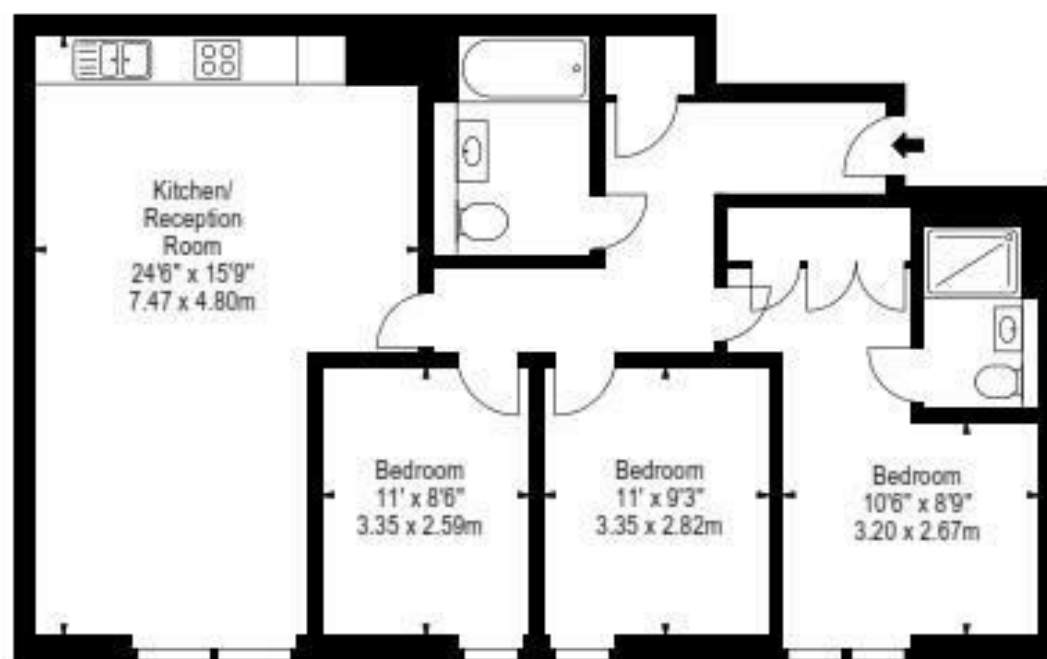




Merchant Square, East Harbet Road, W2 £6,608 Per Month Furnished

This unique apartment comprises a spacious living and entertaining open plan kitchen and reception area with the Canal views, three double bedrooms (the master bedroom with an en-suite bathroom), a guest cloakroom, guest bathroom and ample storage space. The apartment is located in one of W2's most admired address which features concierge service, lift service, and secure underground parking. 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).





FLAT
MERCHANT SQUARE EAST
LONDON W2

Approx Gross Internal Area*

944 Sq Ft - 87.70 Sq M

Tenth Floor

Measured and Drawn By:

BKR

Sunnyhill House, 3-7 Sunnyhill Road
London, SW16 2JG

Tel: 0845 257 2623
Fax: 0845 257 2624
info@bkrfloorplan.co.uk
www.bkrfloorplan.co.uk
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* As Defined by RICS - Code of Measuring Practice

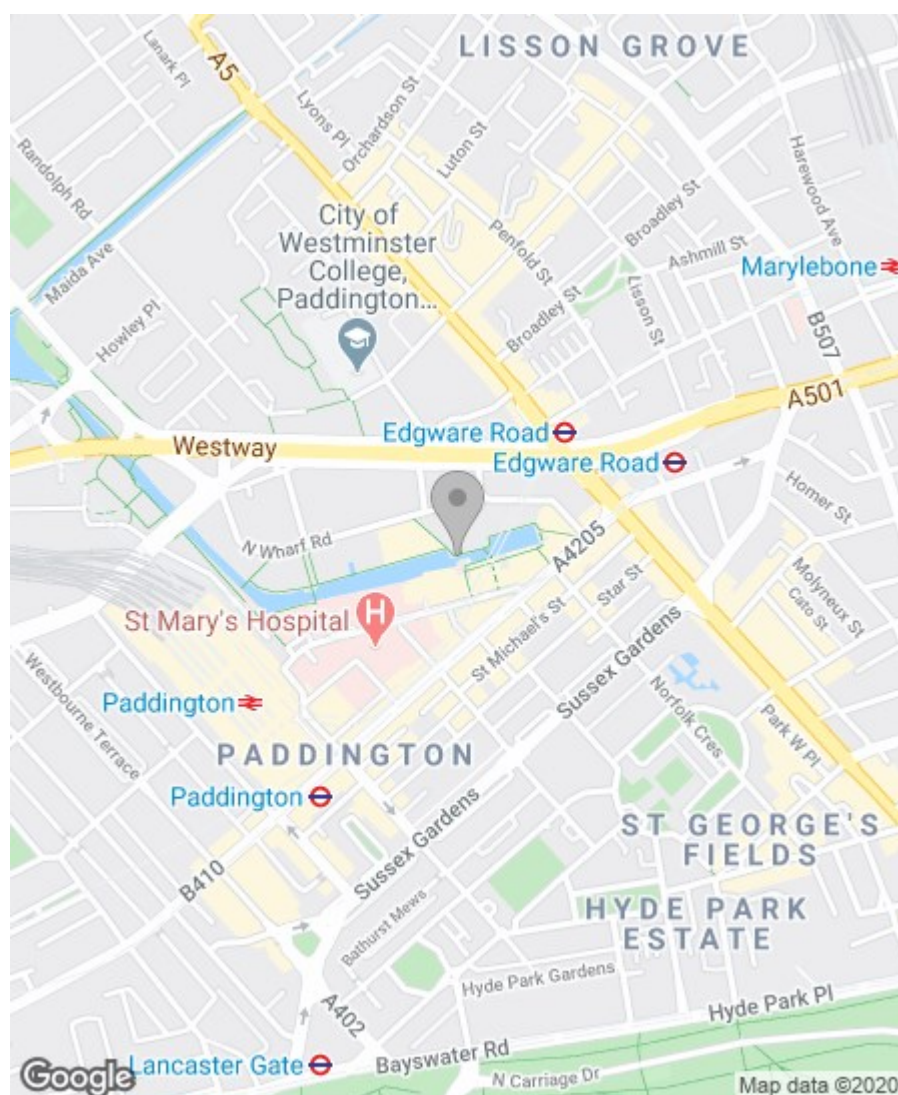
Illustration For Identification Purposes Only. Not to Scale
All Calculations Include Any/All Areas Under 1.5m Head Height.

Property Overview

Location	Paddington Basin, W2
Price	£6,608 Per Month
Bedrooms	3
Bathrooms	2
Receptions	1
Council	Westminster
Tax Band	G
Furnishing	Furnished

Key Features

- Interior Designed
- Prestigious Development
- Heart Of West End Quay
- Open Plan Kitchen
- Beautiful Canal Views
- En-Suite
- 24 Hour Concierge
- Available 8th October



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	91	91
(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



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).