



3 MERCHANT SQUARE,
LONDON, W2
£3,250 Per Month

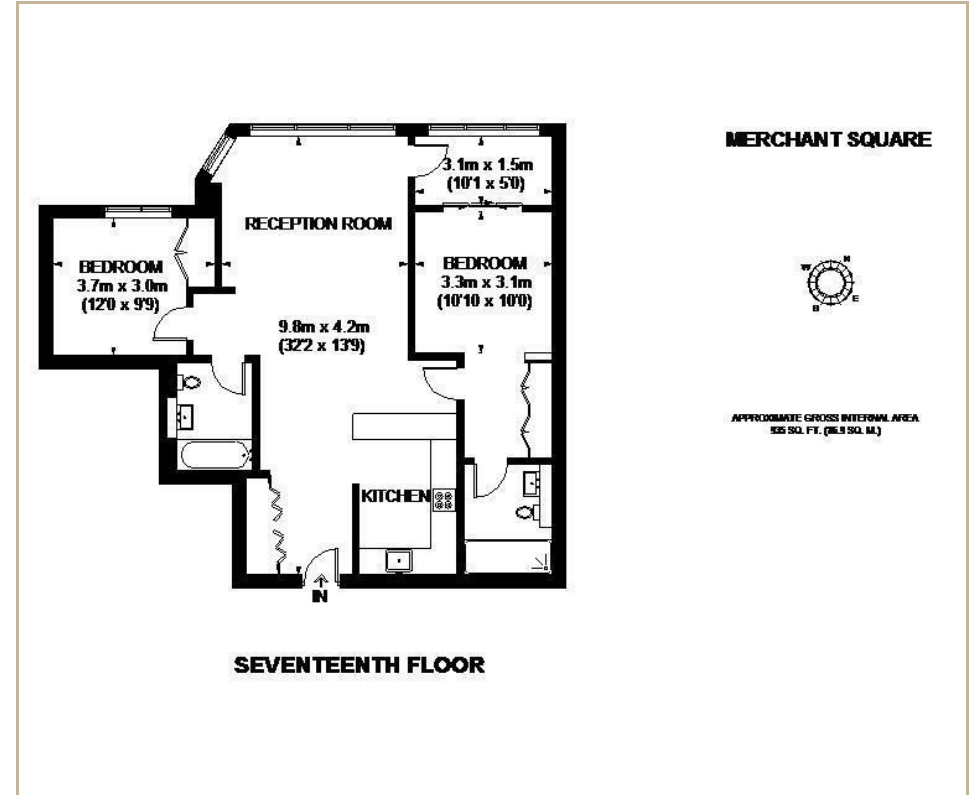
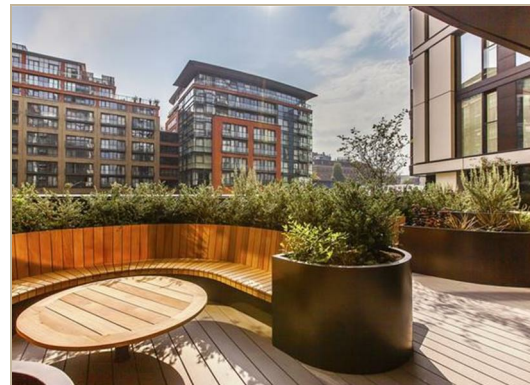
T. +44 (0) 20 7935 0011
E. enquire@napierwatt.co.uk
WWW.NAPIERWATT.CO.UK

NAPIER WATT
PROPERTY CONSULTANTS

Description

A stunning, light and airy two bedroom, two bathroom seventieth floor apartment with attractive, far reaching views. This property also comes with secure parking. The apartment is very well maintained and is ready for immediate occupation.

3 Merchant Square is arguably the most prestigious building within Paddington Basin development and boasts an impressive double volume communal entrance with 24 hour concierge, two large passenger lifts, private residents cinema, lounge and terrace. Merchant Square is set in the heart of the Paddington Basin with easy access to Paddington station and Edgware Road tube station.



TERMS

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 inc VAT.

For Clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

T. +44 (0) 20 7935 0011
E. enquire@napierwatt.co.uk
WWW.NAPIERWATT.CO.UK

NAPIER WATT
PROPERTY CONSULTANTS