

CHARMILL

RESIDENTIAL



Merchant Square East W2

An exceptional four bedroom family apartment situated on the fourteenth floor of a desirable purpose built block offering spacious living and entertaining space with a beautiful reception room leading to a large private terrace, offering breath-taking views over London. The apartment further comprises a striking modern open plan kitchen with breakfast bar, four spacious bedrooms, three luxurious bathrooms and ample storage space. This prestigious building set off Paddington Basin features 24 hour concierge, lift service, CCTV and secure underground parking. Merchant Square East offers easy access to superb transport links such as Paddington station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow Express) and Edgware Road station (Circle, District and Bakerloo lines).

- Prestigious waterside building
- 24 hour concierge
- Fourteenth floor
- Superb views across London skyline
- Private terrace

£1,990 Per week



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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