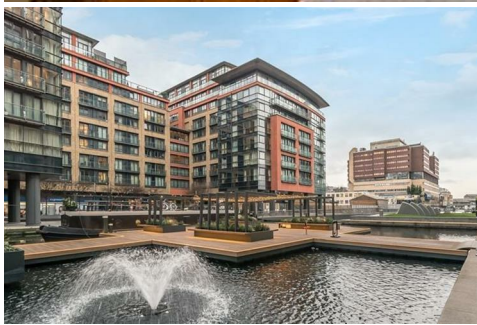


# CHARMILL

## RESIDENTIAL

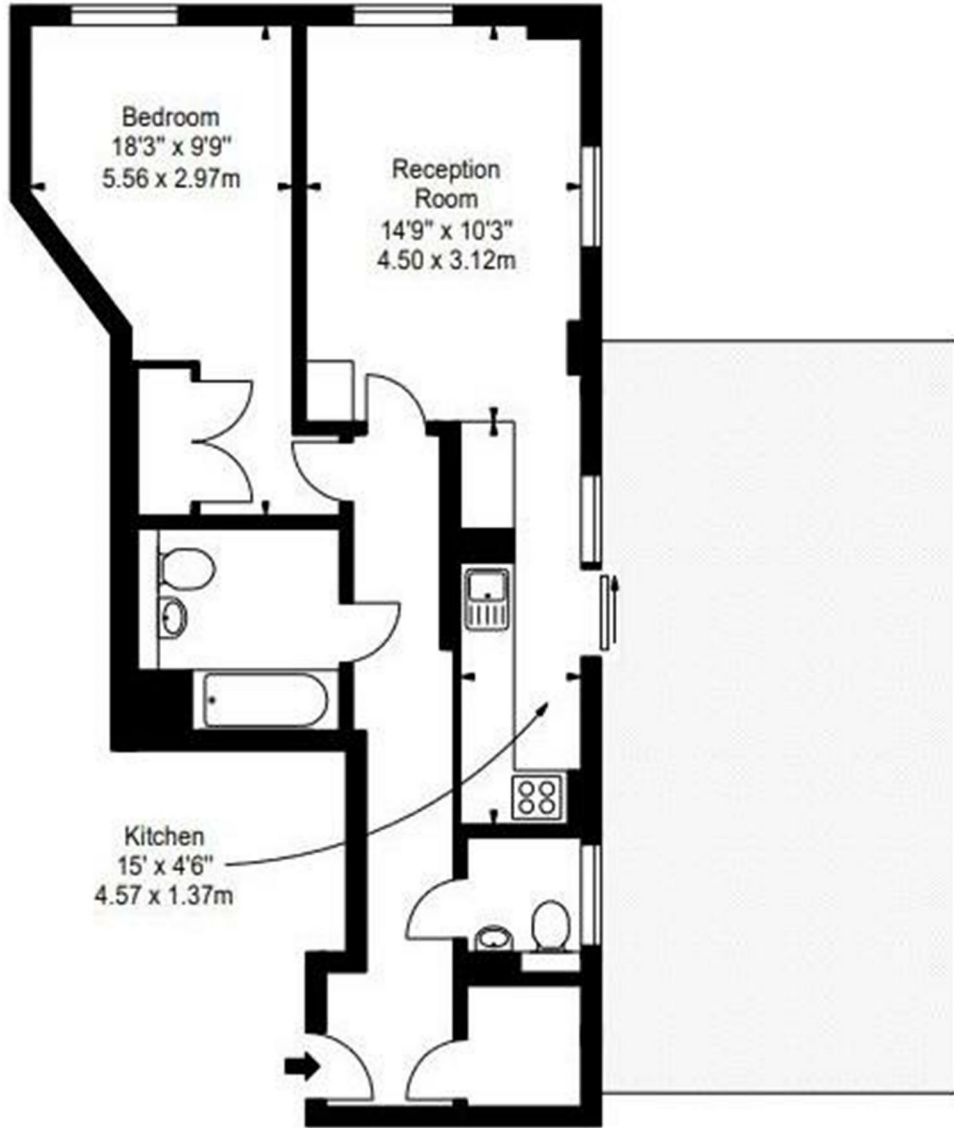


### Merchant Square East W2

A beautiful interior designed one bedroom apartment with a large balcony set within the heart of the Paddington Basin and close to the popular West End Quay. This superb flat is situated on the eleventh floor of a prestigious building which features a 24 concierge, lift and secure underground parking. This stunning apartment comprises one large bedroom, bathroom, guest cloakroom, spacious reception room with a modern fully fitted open plan kitchen and large private terrace with superb views of the Grand Union Canal as well as London's skyline. The apartment further benefits from ample storage and offers easy access to a large number of transport links such as Paddington station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) and Edgware Road station (Circle, District and Bakerloo lines).

- Open plan kitchen/reception room
- One bedroom
- Bathroom
- Private balcony
- Lift
- Secure underground parking

**£700 Per week**



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

