

MERCHANT SQUARE EAST, PADDINGTON BASIN, PADDINGTON, W2
£1,350,000 LEASEHOLD

**NESTLED IN THE HEART OF THIS POPULAR
WATERSIDE PADDINGTON BASIN DEVELOPMENT,
LOCATED WITHIN THE W2 POSTCODE (ZONE 1).**

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DESCRIPTION:

On the tenth floor of this striking, modern apartment block, a two-bed room and two bathroom light apartment. With a long lease, secure underground parking, 24/7 concierge - this attractive apartment has terrific southern views towards Hyde Park, Royal Albert Hall and over the Grand Union Canal. With a south-westerly dual aspect, well-proportioned open plan reception room gives plenty of natural light and a fabulous place to just relax or entertain. The bedrooms are generously sized and the master bedroom is suited. Merchant Square is located close to an array of transport links including Edgware Road (Bakerloo, Circle and District line) and Paddington mainline station (including Heathrow Express and the new Elizabeth Line) for national and international connections. This vibrant waterside square includes a multitude of all year-round entertainment; including music, yoga, zorbing, or simply sit back in the summer and watch the dragon boat and rubber duck race within the Basin.

SERVICE CHARGE: ABOUT £4,600 P.A | GROUND RENT: ABOUT £450 P.A | COUNCIL TAX BAND: G



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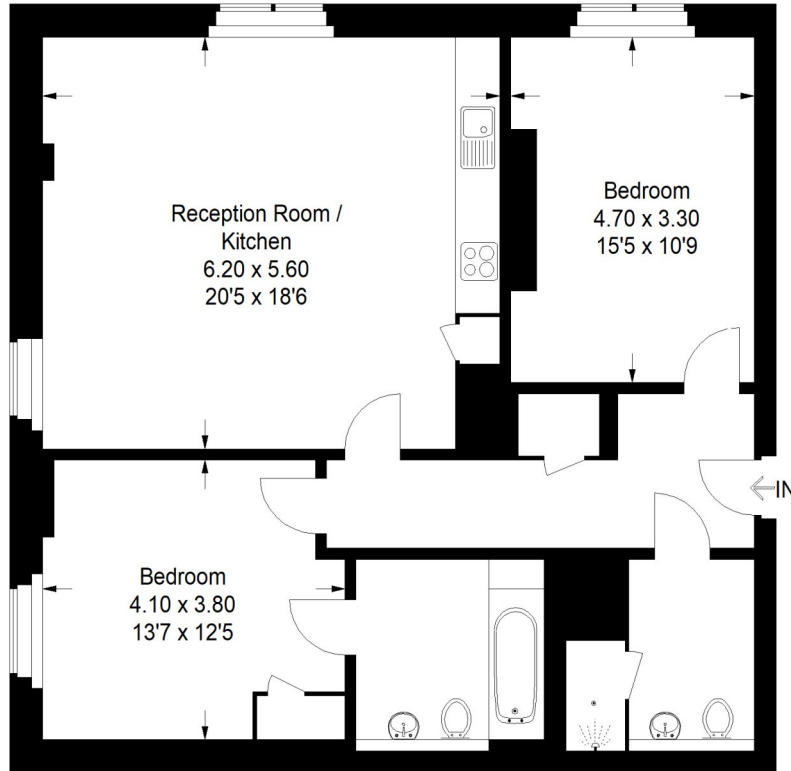


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Merchant Square East

Approximate Gross Internal Area = 93.0 sq m / 1001 sq ft



Tenth Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2022 (ID 878897)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A	84	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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