

Merchant Square, London, W2



Price £1,450 pw

Oudini Estates, are pleased to offer this stunning interior designed apartment, set within the heart of the Paddington Basin and close to the popular West End Quay.

The apartment is situated on the thirteenth floor of this prestigious building which features 24 hour concierge, lift service, and secure underground parking.

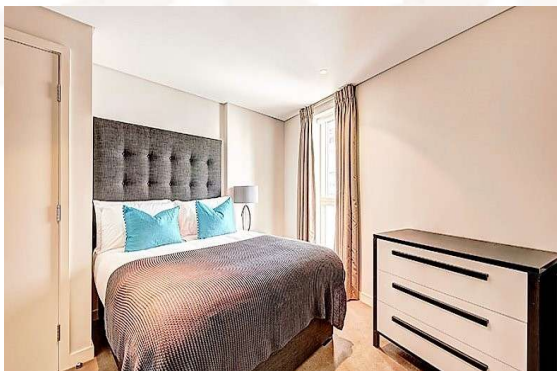
The stunning apartment comprises spacious living and entertaining space with a beautiful reception room with superb views, a superb modern fitted open plan kitchen, three bedrooms, three bathrooms and ample storage space.

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).

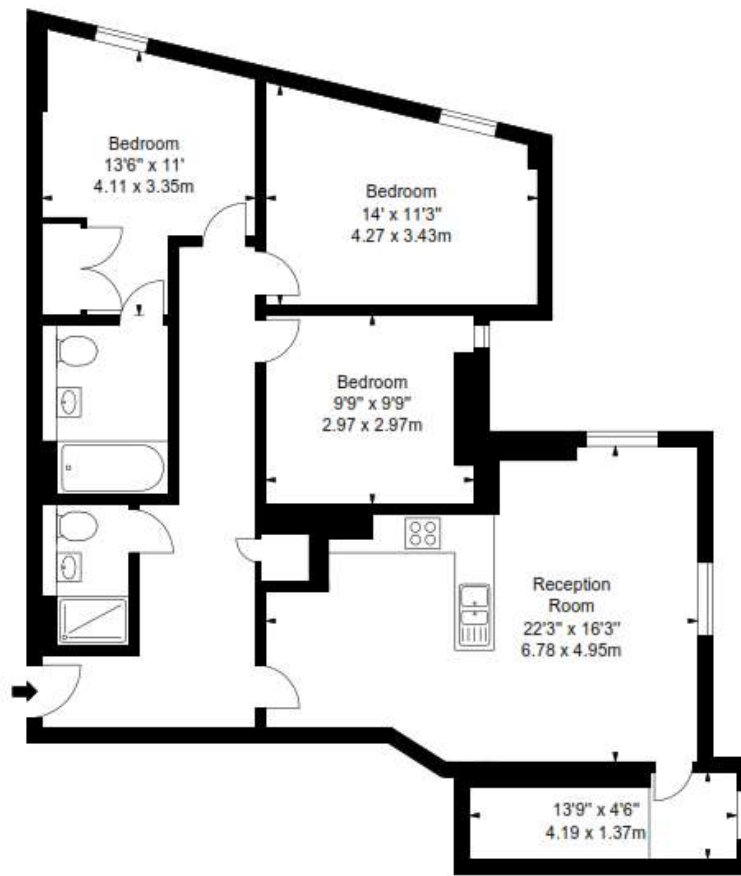
- . 24 hour concierge service
- . Private underground parking spaces
- . Available Furnished or Unfurnished
- . Four minute walk from Edgware Road underground station

This property benefits from:

- Apartment
- 3 Bedrooms
- 1 Reception
- 3 Bathrooms
- Shower
- Seperate WC
- Porter
- Lift







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(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 & Wales		85	86
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 Plus)	A		
(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		91	92
		EU Directive 2002/91/EC	

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Oudini Estates Ltd cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.