

Merchant Square, London, W2



Price £960 pw

This spacious interior designed three bedroom apartment is set within a modern block in the sought after Paddington Basin in W2.

This modern apartment comprises a beautiful reception room with superb views, a modern fitted open plan kitchen, three bedrooms, two bathrooms and ample storage space.

It is situated on the fourth floor of this prestigious building which features a concierge, lift service, CCTV and secure underground parking.

The apartment offers easy access to great transport links such as Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) Edgware Road (Circle, District and Bakerloo lines).

- . Newly refurbished
- . Onsite building manager
- . 2 min walk from the station
- . Lift
- . 24 hour emergency phone line
- . CCTV/video entry phone

Oudini Estates

Head Office: 78 York Street, Marylebone, London W1H 1DP; Office address: 72 Hammersmith Road London, W14 8TH, T. +44 (0)20 7112 8436

F. +44 (0)20 7112 8542, E. info@oudiniestates.co.uk W. www.oudiniestates.co.uk, VAT Reg. No: 199606749 Company Reg. No: 09294244 (England)

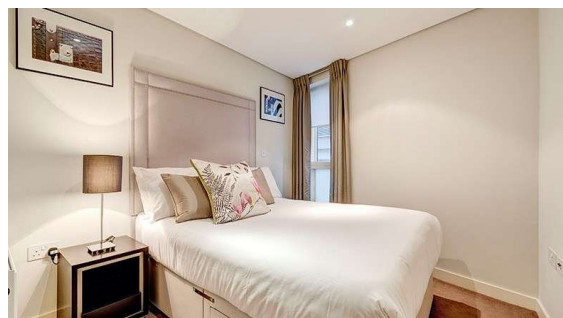
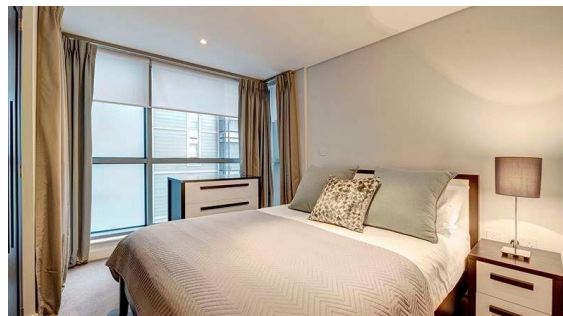
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This property benefits from:

- Apartment
- 3 Bedrooms
- 1 Reception
- 2 Bathrooms
- Shower
- Porter
- Lift



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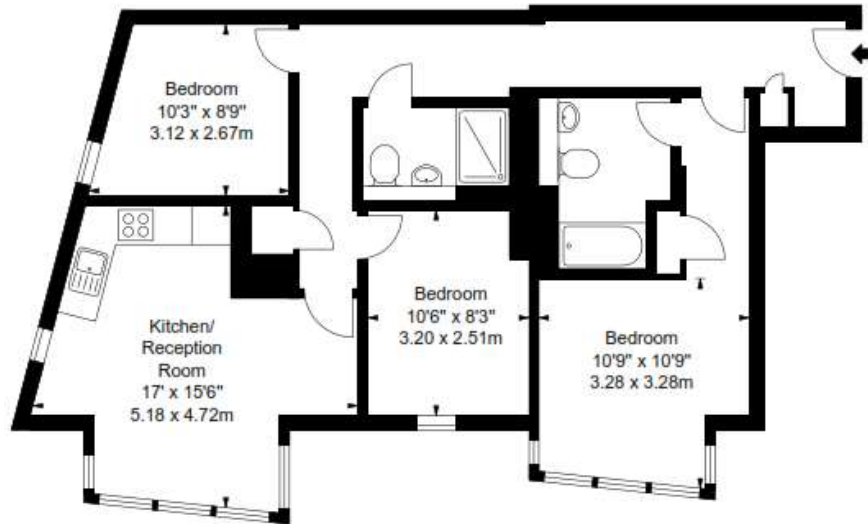
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**APARTMENT
MERCHANT SQUARE EAST
W2**

Fourth Floor

Approx Gross Internal Area*

783 Sq Ft - 72.74 Sq M

Surveyed and Drawn By:

B K R

Sunnyhill House, 3-7 Sunnyhill Road
London, SW16 2UG

Tel: 0845 257 2023
Fax: 0845 257 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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	91	92
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.

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