

## 4B PADDINGTON BASIN

PADDINGTON, W2

£1,100 PER WEEK

Stunning interior designed 3 bed 2 bath located within Merchant Square, a newly built development within the Paddington Basin.

The building features concierge, porterage, lift, secure underground parking and beautiful communal grounds and water features.

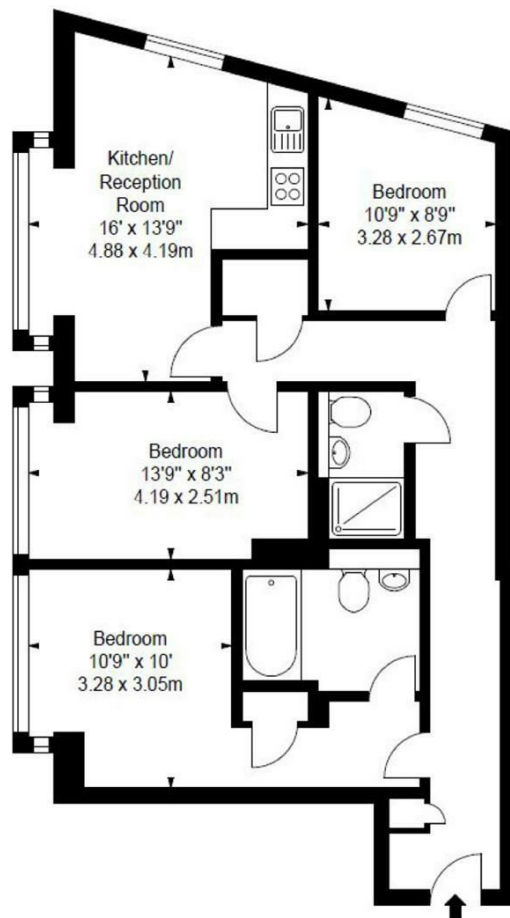
Comprising an open plan reception room with fully fitted kitchen, master bedroom suite with en-suite bathroom, further second & third double bedrooms and a separate shower room.

The flat has been refurbished to an extremely high standard throughout and also benefits from views of the grounds.

Edgware Road Station & Paddington Station is within a 5 minute walk and surrounding amenities are also within short walking distance.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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