

# RIVERHOMES

409, 4b Merchant Square  
Paddington

£7,149 Per Month



## 409, 4b Merchant Square Paddington

### Description

Situated on the 9th floor of this prestigious building, this apartment offers great views across the London skyline and Grand Union Canal. This spacious and bright apartment comprises a beautiful reception room with a new and modern open plan kitchen, three bedrooms and two bathrooms. The building itself is located in the

Paddington Basin and features a concierge, lift service and secure underground parking is included. The apartment offers easy access to superb transport links such as Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow express) Edgware Road (Circle, District and Bakerloo lines). EPC rating B. Tenant fees may apply.

### KEY FEATURES

- Three Double Bedrooms
- En-suite Showerroom
- Concierge
- Underground Parking
- Waterside Development
- Lift Service



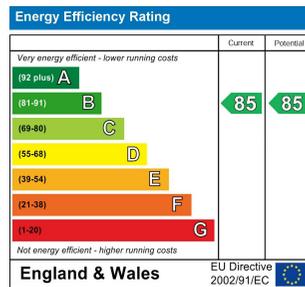


# 409, 4b Merchant Square Paddington

South West & Central London Branch  
1 - 3 Lower Richmond Road  
London  
SW15 1EJ

020 8788 6000  
www.riverhomes.co.uk

## ENERGY PERFORMANCE CERTIFICATE



## KEY INFORMATION

Local Authority: Westminster

Internal Area: 944.00 sq ft

Garden Area: acre(s)

No of Bedrooms: 3



World Waterside Ltd trading as riverhomes for themselves and its clients give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. 2: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and any services, equipment or facilities have not been tested. 4: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. 5: They assume no responsibility and any intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. If you require clarification of any points please contact us.