

# CHARMILL

## RESIDENTIAL



### Merchant Square, Paddington W2

**£1,660**

A stunning south facing interior designed apartment situated on the sixth floor of this prestigious building which features concierge service, lift service, and secure underground parking. This property comprises spacious living and entertaining space with a beautiful reception room with superb views over the Grand Union Canal, a superb modern fitted open plan kitchen, three bedrooms, a family bathroom, guest cloakroom, and ample storage space. Benefits also include 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).

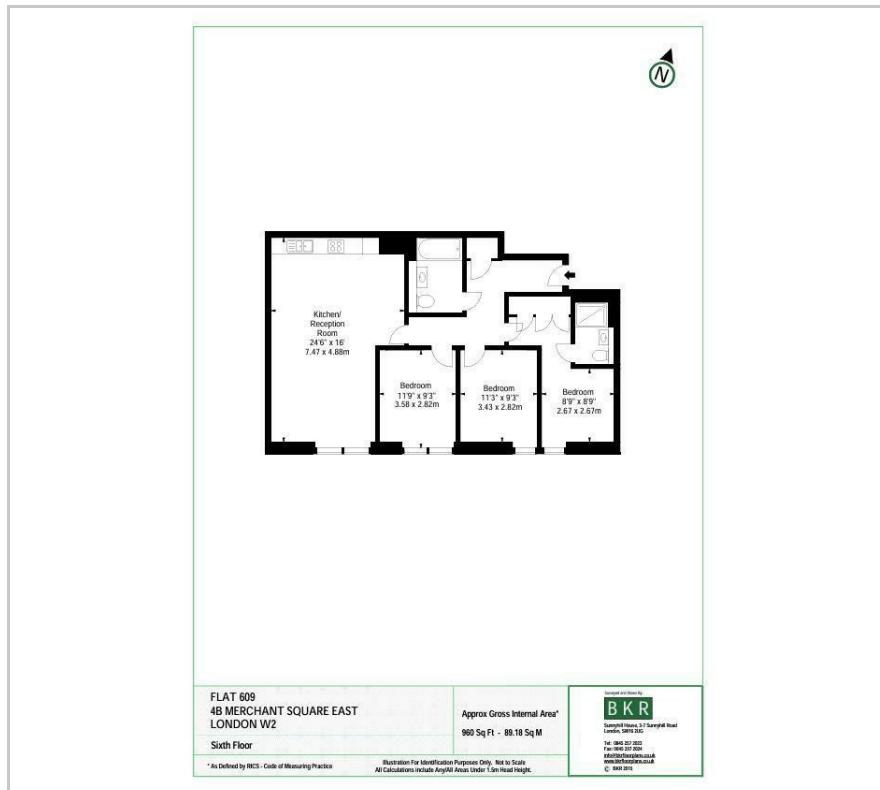
- Three bedrooms
- Two bathrooms
- Open plan reception/kitchen
- Water views
- Underground parking
- On site porter
- Video entry

#### Viewing

Please contact us on 020 7046 6276 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

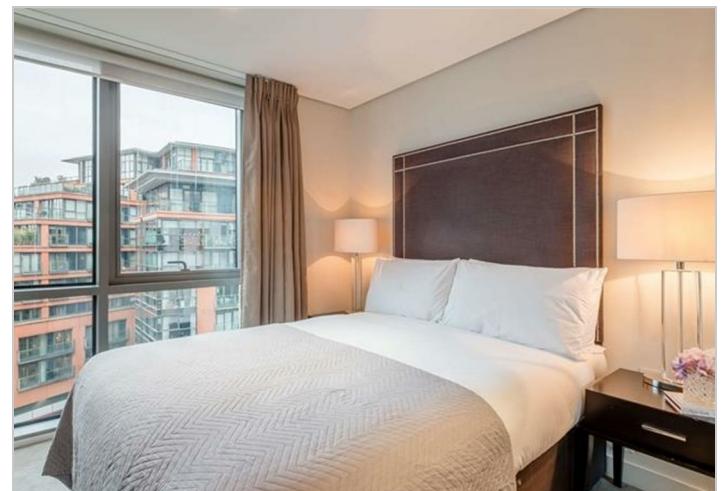
(21-38) F

(1-20) G

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

England & Wales



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



020 7046 6276 • [lettings@charmillresidential.co.uk](mailto:lettings@charmillresidential.co.uk) • 51 Maida Vale, Little Venice, London W9 1SD  
[charmillresidential.co.uk](http://charmillresidential.co.uk)