

CHARMILL

RESIDENTIAL

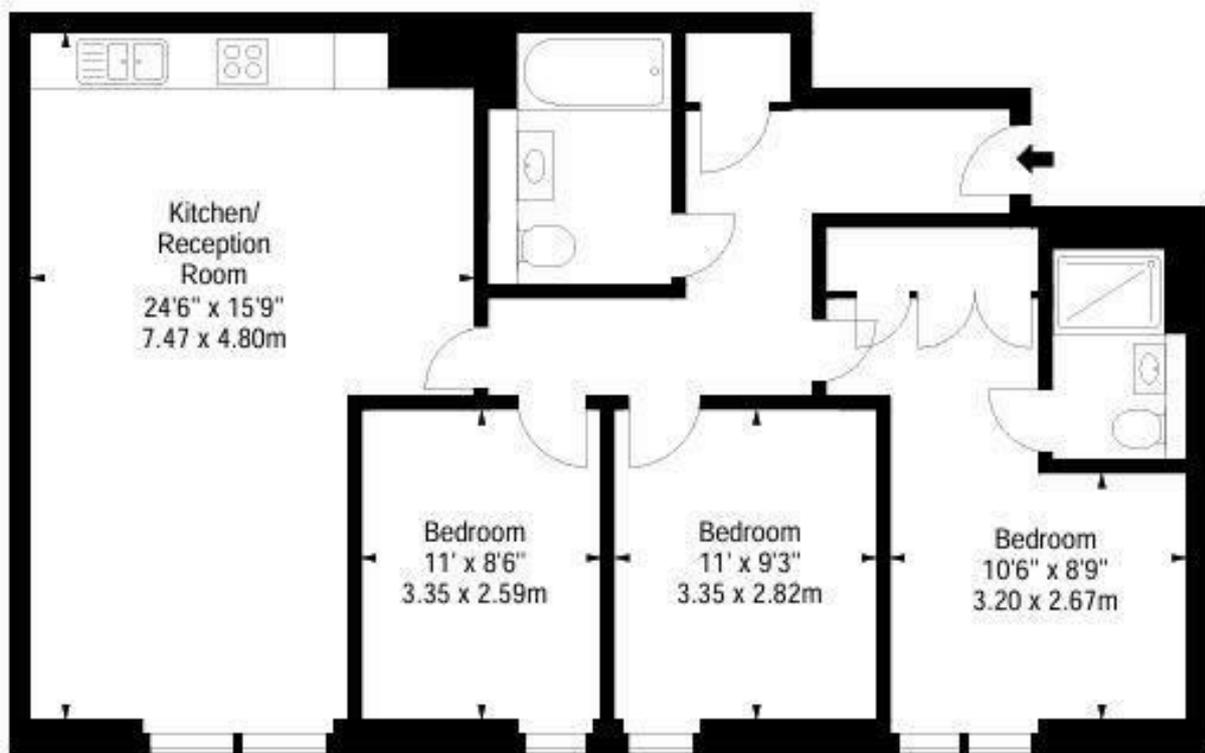


Merchant Square, Paddington W2

A modern refurbished south facing contemporary apartment situated on the third floor of this well established building which features concierge service, lift service, and secure underground parking located in a newly built development with excellent local amenities. This property comprises open plan living and entertaining space with a stunning reception room and beautiful 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 kitchen/reception
- Water views
- Private parking
- 24 hour concierge

£1,630



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	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			
(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	

