



## Merchant Square, Paddington, W2

**£1,710 Per Week**

Being on the 10th floor of this prestigious building allows this apartment offers superb views across London skyline and Grand Union Canal.

The spacious and bright apartment comprises a beautiful reception room with a new and modern open plan kitchen, three bedrooms and two bathrooms.

Building itself located in the Paddington Basin and features 24 hour concierge, lift service and secure underground parking.

- Secure underground parking
- Views over the Grand Union Canal and London skyline
- Key entry phone
- Newly refurbished
- Great transport links



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>
100-120 kWh/m <sup>2</sup> /year	100-120 kWh/m <sup>2</sup> /year	100-120 g/m <sup>2</sup> /year	100-120 g/m <sup>2</sup> /year
120-135 kWh/m <sup>2</sup> /year	120-135 kWh/m <sup>2</sup> /year	120-135 g/m <sup>2</sup> /year	120-135 g/m <sup>2</sup> /year
135-150 kWh/m <sup>2</sup> /year	135-150 kWh/m <sup>2</sup> /year	135-150 g/m <sup>2</sup> /year	135-150 g/m <sup>2</sup> /year
150-170 kWh/m <sup>2</sup> /year	150-170 kWh/m <sup>2</sup> /year	150-170 g/m <sup>2</sup> /year	150-170 g/m <sup>2</sup> /year
170-190 kWh/m <sup>2</sup> /year	170-190 kWh/m <sup>2</sup> /year	170-190 g/m <sup>2</sup> /year	170-190 g/m <sup>2</sup> /year
190-215 kWh/m <sup>2</sup> /year	190-215 kWh/m <sup>2</sup> /year	190-215 g/m <sup>2</sup> /year	190-215 g/m <sup>2</sup> /year
215-250 kWh/m <sup>2</sup> /year	215-250 kWh/m <sup>2</sup> /year	215-250 g/m <sup>2</sup> /year	215-250 g/m <sup>2</sup> /year
250-300 kWh/m <sup>2</sup> /year	250-300 kWh/m <sup>2</sup> /year	250-300 g/m <sup>2</sup> /year	250-300 g/m <sup>2</sup> /year
300+ kWh/m <sup>2</sup> /year	300+ kWh/m <sup>2</sup> /year	300+ g/m <sup>2</sup> /year	300+ g/m <sup>2</sup> /year

England & Wales 2008/11/EC