

**Curtis & Parker**

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**Merchant Square East, Paddington, W2****£1,660 Per Week**

A stunning interior designed apartment with water views, set within the heart of the Paddington Basin and close to the popular West End Quay

It comprises a beautiful reception room with superb views, a modern fully fitted open plan kitchen, three bedrooms, two bathrooms and ample storage space. The apartment is situated on the fourth floor of this prestigious building, which features concierge, lift service, and free and secure underground parking.

The apartment offers easy access to superb transport links such as Paddington Train Station (Elizabeth line, Bakerloo, Hammersmith & City, Circle, District lines and Heathrow Express) Edgware Road (Circle, District and Bakerloo lines).



- 24 hour concierge service
- Private underground parking spaces
- Available Furnished or Unfurnished
- Four minute walk from Edgware Road underground station
- Dedicated Building Manager

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>A</b>	<b>B</b>	<b>B</b>	<b>A</b>
85	87	31	32
Not energy efficient - Higher heating costs		Not environmentally friendly - Higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	