



, 3 Merchant Square,  
Paddington, W2

£1,050 Per Week,

NAPIER WATT

T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF











## Description

A stunning ninth floor apartment (with lift) in this sought-after development within Paddington Basin. The property consists of a master bedroom with dressing area and en suite shower room, second double bedroom, family bathroom, reception room with Juliette balcony and a fully fitted, open-plan kitchen. Further benefits include underfloor heating, air conditioning and 24 hour concierge. Adjacent to the Grand Union Canal, Merchant Square is conveniently located moments from the transport and shopping amenities of Paddington.

2 Bedrooms : 2 Bathrooms : Lift : Modern Building : Westminster Council Tax Rating G : EPC Rating B

## Key Features

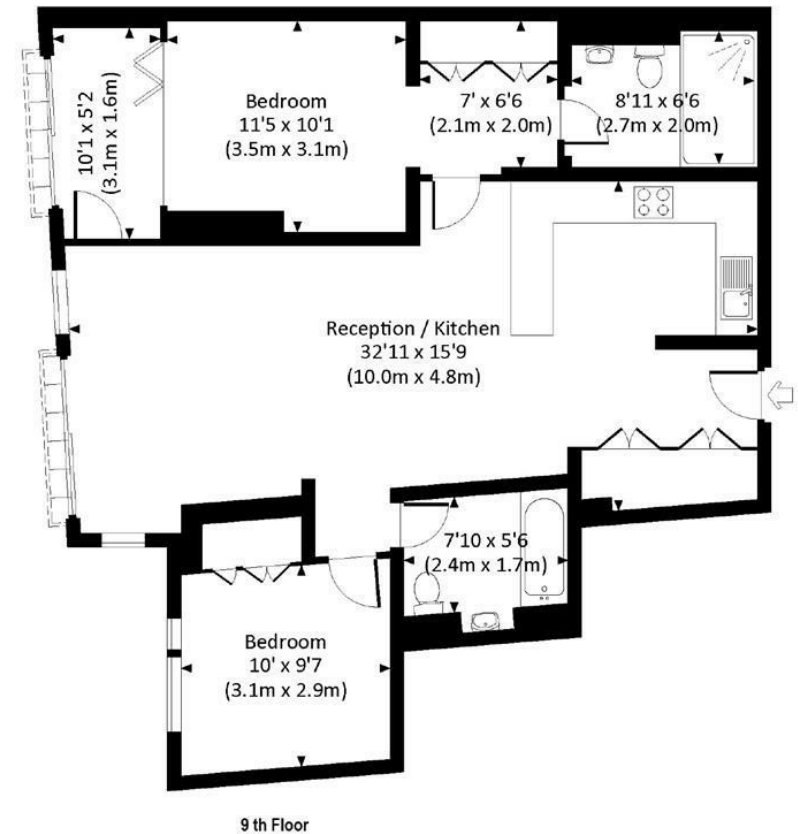
- LIFT
- MODERN INTERIOR
- 24/HR CONCIERGE
- JULIETTE BALCONY
- NINTH FLOOR

## Terms

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

## MERCHANT SQUARE, W2

Approx. gross internal area  
944 Sq Ft. / 87.7 Sq M.



IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.