



Merchant Square East, Merchant Square East,  
Paddington, W2

£1,660 Per Week,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF









## Description

A stunning three bedroom interior designed apartment located on the 8th floor within this prestigious development set within the heart of the Paddington Basin. This unique apartment comprises a spacious living and entertaining area, open plan kitchen and reception area with Canal views. Three double bedrooms (the master bedroom with an en-suite bathroom), all overlooking the water, guest bathroom and ample storage space. The apartment is located in one of W2's most admired address which features a concierge service, lift service, and secure underground parking. The apartment offers 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).

## Key Features

- AVAILABLE FURNISHED & UNFURNISHED
- PADDINGTON RAILWAY STATION
- CCTV
- UNDERGROUND PARKING
- CONCIERGE SERVICE
- LIFTS
- CANAL VIEWS

## Terms

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



**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.