



3, Merchant Square,
Paddington, W2

£1,395 Per Week,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF







Description

Napier Watt are pleased to offer a stunning three-bedroom apartment on the 8th floor of this desirable development, benefiting from 24-hour concierge, communal roof terrace, cinema and secure underground parking. Finished to a fantastic specification throughout, with excellent storage, wooden flooring, comfort cooling and floor to ceiling windows. The apartment comprises an open plan living room kitchen, master bedroom with walk-in wardrobe and en-suite bathroom, second double bedroom, family bathroom and third double room which can be utilised as a bedroom, study or incorporated into the living room. The property boast two private balconies and has southerly views of the Regents Canal and the surrounding area. Available, furnished.

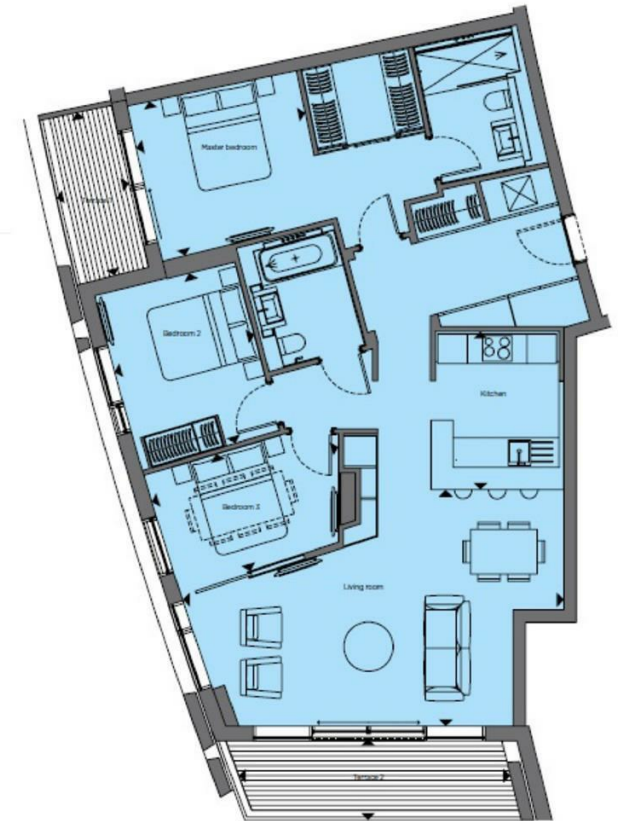
3 Bedrooms : 2 Bedrooms : 2 Balconies : Porter : Lifts : Westminster Council Tax Band G : EPC Rating B

Key Features

- 24 HOUR CONCIERGE
- CANAL SIDE
- FURNISHED
- PARKING
- LARGE LIFTS
- DISTANT VIEWS
- BALCONY
- DISABLED ACCESS

Terms

Master bedroom	3.5 m x 3.2 m 11'5" x 10'6"
Bedroom 2	2.9 m x 3.6 m 9'7" x 11'11"
Bedroom 3	4.0 m x 2.5 m 13'1" x 8'2"
Kitchen	3.2 m x 2.7 m 10'6" x 8'9"
Living room	6.4 m x 7.7 m 15'8" x 25'3"
Terrace 1	1.5 m x 3.4 m 4'7" x 11'1"
Terrace 2	5.6 m x 1.5 m 18'0" x 4'11"
NIA	107.9 sq m 1161.4 sq ft
TOTAL	121.3 sq m 1305.5 sq ft



EIGHTH FLOOR

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.