



Merchant Square Merchant Square East,  
Paddington, W2

£1,795 Per Week,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF











## Description

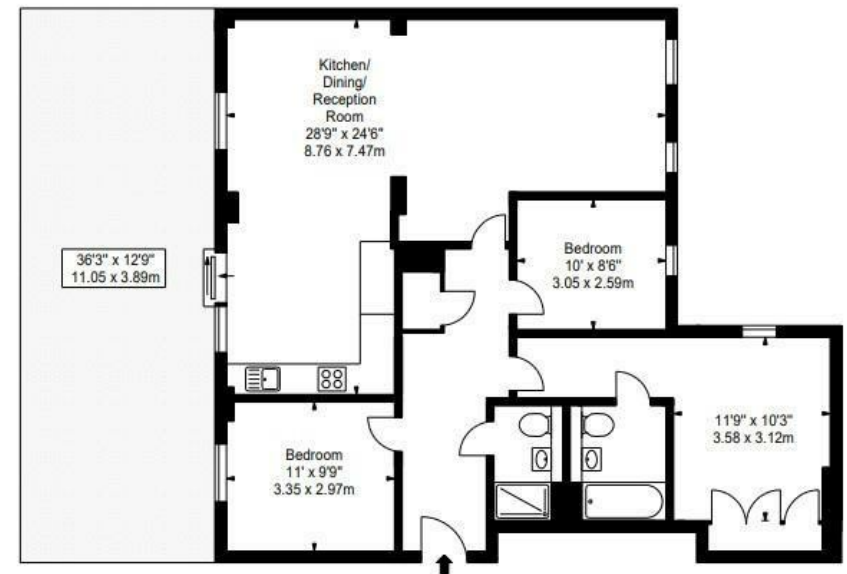
This large three double bedroom apartment has spacious living and entertaining space with a beautiful reception room, offering breath-taking views over London and the Paddington Basin. It also comprises a striking modern open plan kitchen, three spacious bedrooms, two luxurious bathrooms and ample storage space. This prestigious building set off Paddington Basin features a concierge, lift service, CCTV and secure underground parking. Residential Land also offer exclusive deals and discounts in local restaurants and gyms specifically to 4B Merchant square tenants. Please contact the building manager for more information. 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

- FLEXIBLE RENTAL TERMS
- PADDINGTON RAILWAY STATION
- CCTV
- CONCIERGE SERVICE
- LIFTS
- AVAILABLE FURNISHED & UNFURNISHED

## 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.