



4B, Merchant Square,  
Paddington, W2  
£1,660 Per Week,

**NAPIER WATT**  
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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

This amazing apartment finds itself on the sixth floor of this ideally located building in the Paddington Basin overlooking the Canal. The building has a dedicated building manager, a concierge, lift service and secure underground parking. This stunning apartment comprises spacious living and entertaining space with a beautiful reception room with superb views of the Grand Union Canal, a splendid modern fitted open plan kitchen, three bedrooms (with water views), two bathrooms and ample storage space.

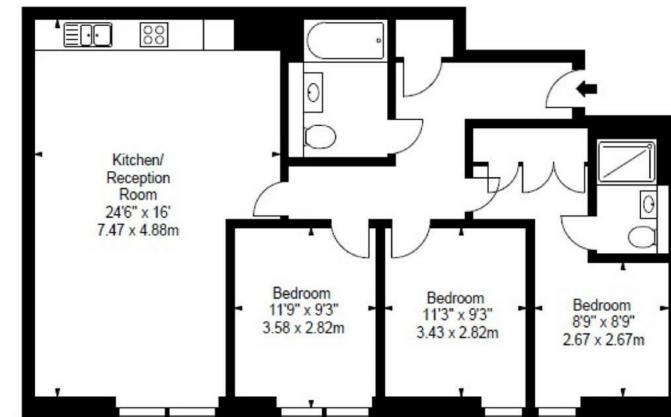
The apartment offers easy access to superb transport links such as Paddington Train Station (Elizabeth Line, Bakerloo, Hammersmith & City, Circle, District lines and Heathrow Express) and Edgware Road (Circle, District and Bakerloo lines).

## Key Features

- PRIVATE UNDERGROUND PARKING
- CANAL VIEWS
- VIDEO ENTRY
- ON-SITE BUILDING MANAGER
- CONCIERGE SERVICE
- CCTV
- AVAILABLE FURNISHED OR UNFURNISHED
- LIFTS

## Terms

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



FLAT 609  
4B MERCHANT SQUARE EAST  
LONDON W2

Sixth Floor

Approx Gross Internal Area\*  
960 Sq Ft - 89.18 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.