



4B, Merchant Square,  
Paddington, W2

£1,630 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 three-bedroom with water views set this desirable development in Paddington Basin. The apartment of approximately 943sq ft / 87.60sq m comprises a beautiful reception room with superb views, a modern fully fitted open plan kitchen, three bedrooms, two bathrooms and ample storage space. The apartment is situated on the second floor of this prestigious building which features 24 hour concierge, lift service, and secure underground parking.

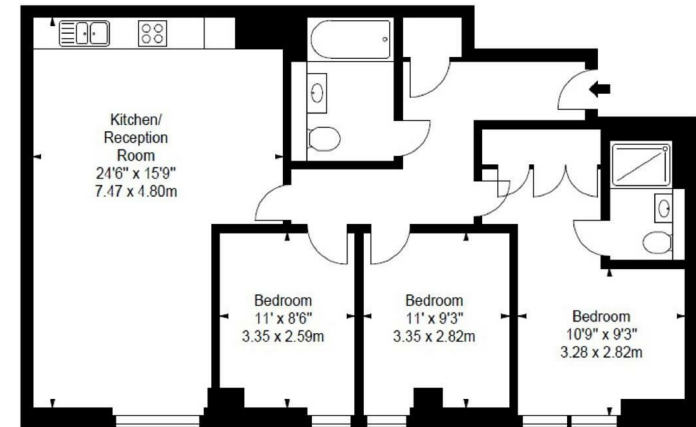
3 Bedrooms : 2 Bathrooms : 24-Hour Concierge : Passenger Lift : EPC rating : Westminster Council Tax Band G

## Key Features

- CONCIERGE SERVICE
- AVAILABLE FURNISHED & UNFURNISHED
- CCTV
- SUPERFAST BROADBAND
- PADDINGTON RAILWAY STATION
- LIFTS
- STUNNING WATER VIEWS
- PET FRIENDLY

## Terms

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



FLAT 209  
4B MERCHANT SQUARE EAST  
LONDON W2

Second Floor

Approx Gross Internal Area\*  
943 Sq Ft - 87.60 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.