

# MERCHANT SQUARE EAST, PADDINGTON, W2



**£875 PER  
WEEK**

- Three bedrooms
- Two bathrooms
- Located on the 4th floor
- Residents lift
- 24 hours concierge
- Approx. 878.3 sq ft.
- Close to Paddington and Edgware Road Stations

[info@fraser.uk.com](mailto:info@fraser.uk.com)  
[www.fraser.uk.com](http://www.fraser.uk.com)

**Paddington Lettings Office**  
12 West End Quay  
1 South Wharf Road, London, W2 1JB  
Tel: 020 7723 5645





A beautifully presented 3 bedroom 2 bathroom apartment in the heart of Paddington Basin, situated on the 4th floor in 4 Merchant Square. The apartment has an open plan living area with floor to ceiling windows, a master bedroom complete with an en-suite bathroom, a further two good sized bedrooms and additional family bathroom. The block benefits from a 24 hours concierge facility, a residents lift and is approximately 878.3 sq.ft. The property is conveniently located within minutes' walk to Edgware Road and Paddington Station. Available now

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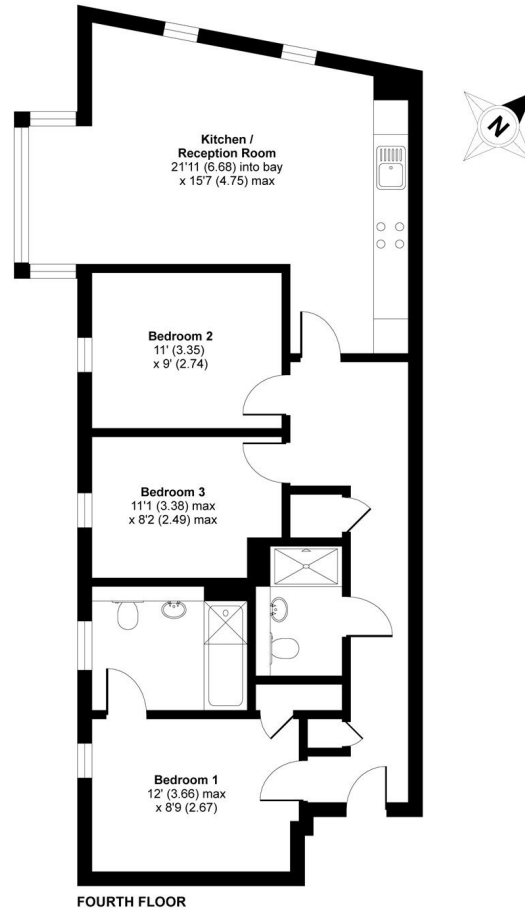


# MERCHANT SQUARE EAST, 4 MERCHANT SQUARE, LONDON, W2

Approximate gross  
internal area:  
**81.6 SQM /**  
**878 SQ FT**

## Merchant Square East, London, W2

APPROX. GROSS INTERNAL FLOOR AREA 869 SQ FT 80.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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