



3 MERCHANT SQUARE

PADDINGTON, W2



ASKING
PRICE
£750,000



3 MERCHANT SQUARE PADDINGTON LONDON, W2

- One Bedroom Apartment
- 8th Floor
- Comfort Cooling
- Balcony
- 24hr Concierge
- Residents cinema, lounge & terrace

An opportunity to acquire this stunning one bedroom, one bathroom apartment within this incredibly popular waterside development, Three Merchant Square. The property is located on the 8th floor of the building, and is finished to a high standard, with spaces that invite you to individualise how you live in your home. Designed with flexibility in mind, seamlessly integrated technology and high quality neutral finishes.

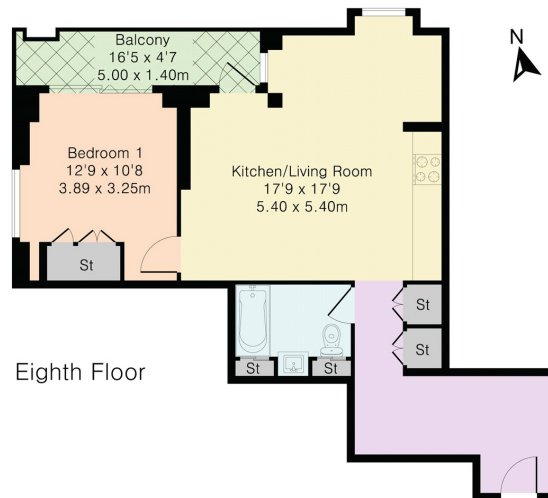
Merchant Square forms part of the new popular modern waterside development in Paddington Basin. Located within close proximity of Hyde Park, nearby transport links include Edgware Road (Circle, District and Bakerloo lines), Lancaster Gate (Central line), Marble Arch (Central line) and Paddington Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow). In the heart of London, 3 Merchant Square's central location offers you superb transport links, while the West End's amenities are a leisurely walk away through tree-lined streets and green open spaces.



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Approximate gross
internal area:
55.4 SQM /
596 SQ FT

Approximate Gross Internal Area 596 sq ft – 55 sq m



Eighth Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Tenure: Leasehold, 979 years

Estimated ground rent: £398.75 p.a.

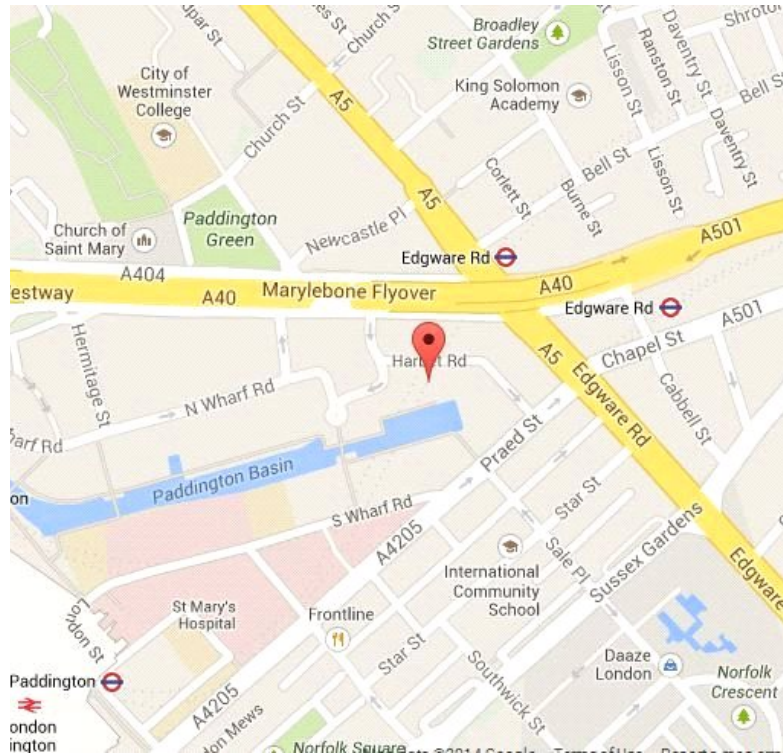
Estimated service charge: £7000 p.a.

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These particulars are prepared with all due care for convenience of intended purchasers, but their accuracy is not guaranteed and they do not form part of any contract. Purchasers must themselves check by inspections or otherwise the accuracy of these particulars prior to signing a contract. Registered No. 3051498



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

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