4 MERCHANT SQUARE,

PADDINGTON, W2

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4 MERCHANT SQUARE PADDINGTON

W2

- **Two Bedrooms**
- **Two Bathrooms**
- **10th Floor**
- **Concierge**
- **Modern Building**
- **Long Lease**
- **Parking**

Bright 10th-Floor 2-Bedroom Apartment with Balcony and Concierge in Merchant Square, Paddington Basin

A spacious and contemporary 2-bedroom, 2-bathroom apartment set on the 10th floor of a modern waterside development in the heart of Paddington Basin. This stylish apartment features 775 sq ft of open-plan living space, with a modern kitchen seamlessly integrated into the reception area.

The principal bedroom offers a en-suite bathroom and built-in wardrobes, while the second double bedroom is ideal for guests or a home office. A contemporary guest bathroom and ample storage complete the accommodation. Large windows throughout provide exceptional natural light and views over the waterside development.

Residents benefit from a 24-hour concierge, communal areas, and the convenience of excellent transport connections. Paddington Station, with the Elizabeth Line and Heathrow Express, is just moments away, providing rapid links across Central London, the City, Heathrow Airport, and beyond.

Key Features

775 sq ft of modern, open-plan living space

10th-floor

Principal bedroom with en-suite and built-in wardrobes

Second double bedroom perfect for guests or a home office

Modern open-plan kitchen/reception room

24-hour concierge service

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W2

Approximate gross internal area:
72.0 SQM / 775 SQ FT

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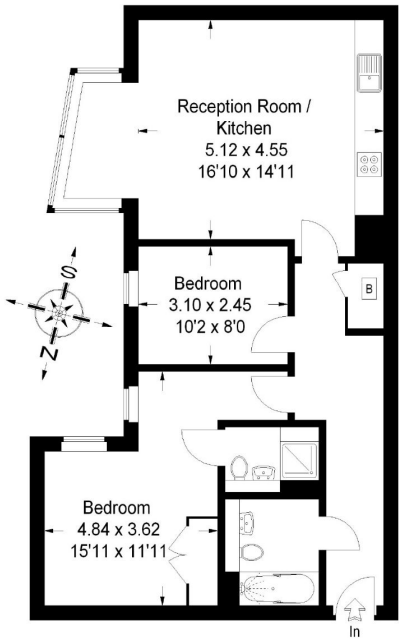
72 sq m / 775 sq ft



Tenth Floor

Tenure: Leasehold, 987 years
Estimated ground rent: £900 p.a.
Estimated service charge: £8784 p.a.

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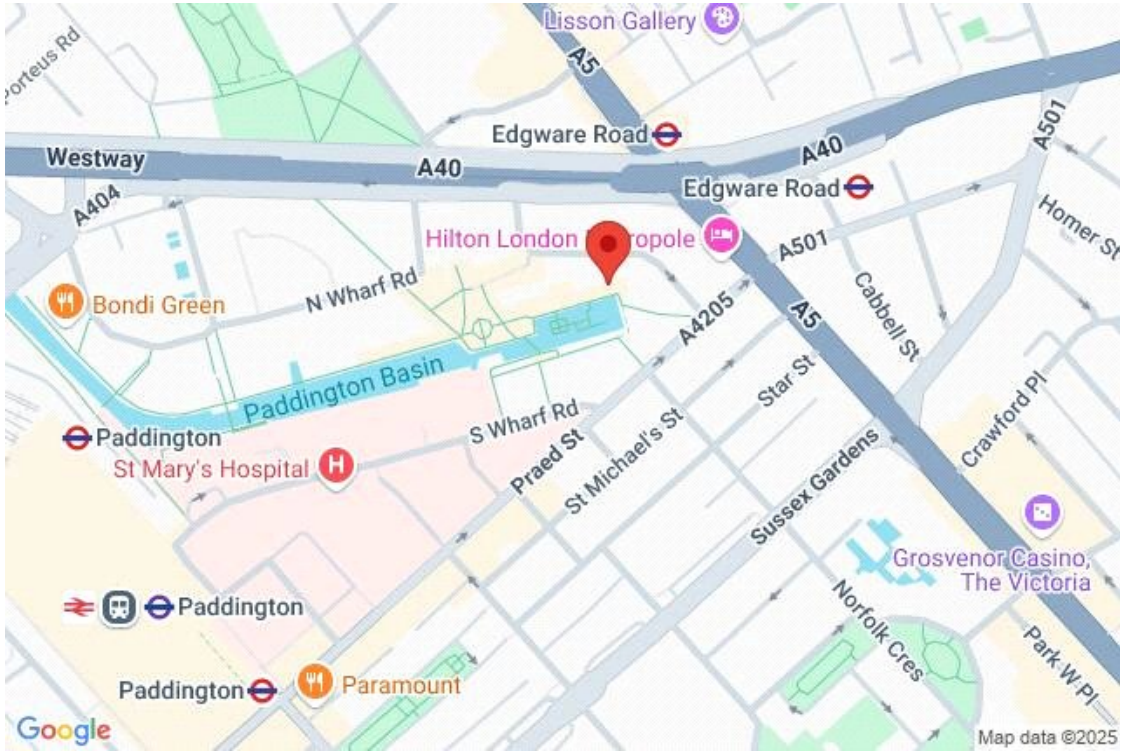

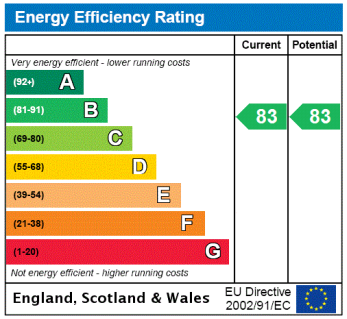

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