

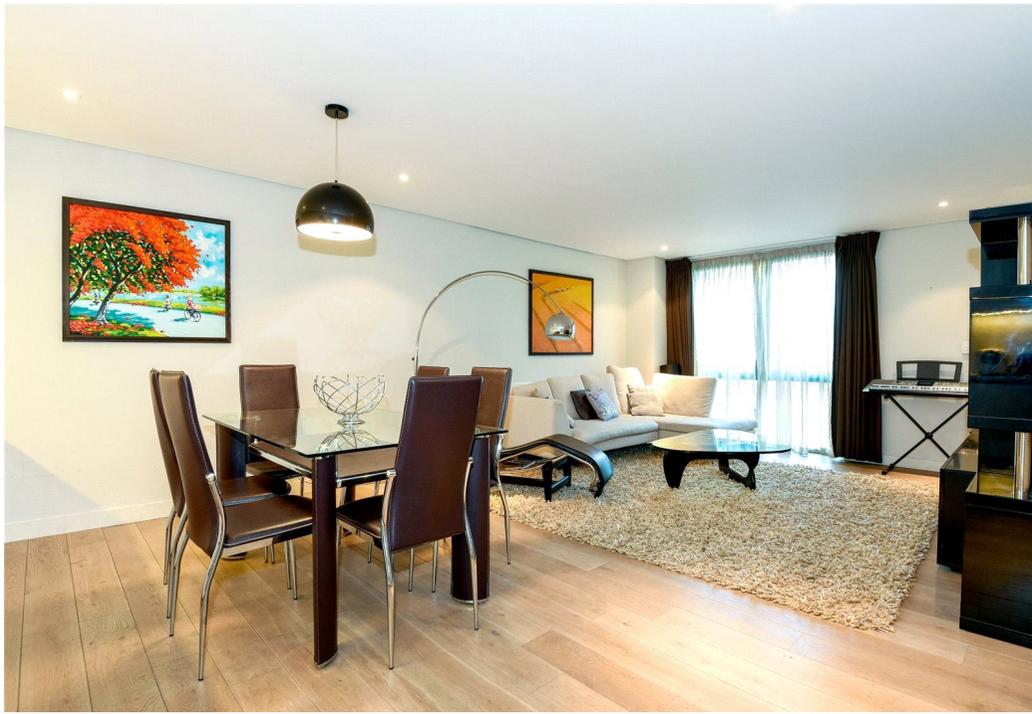


MERCHANT SQUARE

PADDINGTON, W2



ASKING PRICE
£1,400,000



MERCHANT SQUARE PADDINGTON LONDON, W2

- Three bedrooms
- Two bathrooms
- 2nd floor elevation
- Canal facing
- Concierge service
- Parking space
- Excellent transport links via Edgware Road & Paddington
- 1135 Approx sq ft

Fraser & Co are delighted to introduce this spacious three-bedroom, two-bathroom apartment nestled in the heart of Paddington Basin offering captivating views of Regents Canal.

Situated on the second floor this generous 1135 sq.ft apartment boasts an ample-sized kitchen / reception area, two commodious double bedrooms and two well-appointed bathrooms one of which is en suite.

This prestigious waterside development includes a 24-hour concierge facility and secure underground parking.

Merchant Square East's strategic location provides seamless access to an array of transport links. Paddington Station is a transportation hub where you can access Heathrow Express, Elizabeth Line, overground rail connections and underground tube lines (Bakerloo, Circle, District, and Hammersmith & City).

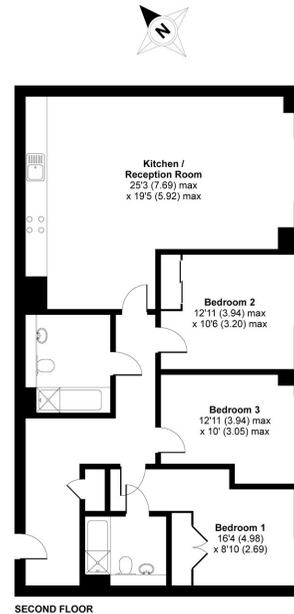


MERCHANT SQUARE EAST PADDINGTON LONDON, W2

Approximate gross
internal area:
105.4 SQM /
1135 SQ FT

Merchant Square East, London, W2

APPROX. GROSS INTERNAL FLOOR AREA 1135 SQ FT 105.4 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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Tenure: Leasehold, 969 years

Estimated ground rent: TBC

Estimated service charge: £7407.91 p.a.

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FRASER
& Co

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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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