

hastings
INTERNATIONAL



3 Merchant Square East

£650,000

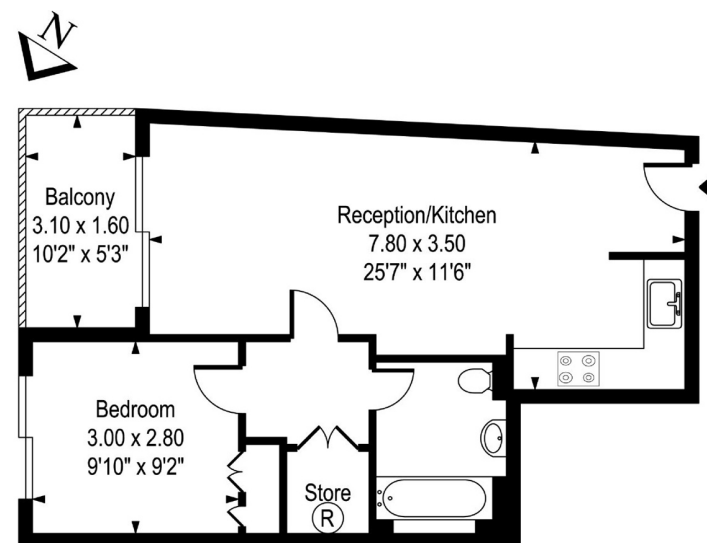
3 Merchant Square East, London W2 1AZ

A stylish, contemporary one bedroom apartment with partial water views towards Paddington Basin with generous balcony and secure allocated parking set within popular Merchant Square, a luxury modern development with 24hr concierge, residents screening room and access to an impressive communal roof terrace. Hyde Park, Paddington mainline & underground stations, local shopping, and a fine selection of waterside cafes, bars and restaurants are all moments away.

A beautifully presented fourth floor apartment comprising impressive reception room with floor to ceiling windows and door to generous balcony providing partial water views, dining area, engineered wood flooring, open plan fitted kitchen with stone work tops, Miele integrated appliances and fitted cabinets, double bedroom with fitted wardrobes and stylish bathroom with concealed storage. The apartment has the benefit of secure allocated parking, access to communal terrace providing impressive views, screening room and 24hr concierge. Paddington mainline/underground stations are moments away providing easy access to central London and Heathrow together with a fine selection of local cafes, bars and restaurants.

- Merchant Square W2
- One Bedroom
- Stylish And Contemporary Interior
- Secure Allocated Parking
- 479 Sq Ft
- Balcony With Water Views
- Fourth Floor
- Cinema Room And 24Hr Concierge

Merchant Square East London, W2



Fourth Floor

Approx Gross Internal Area **479 Sq Ft - 44.50 Sq M**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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 	