



KUBIE GOLD
ASSOCIATES

MERCHANT SQUARE EAST PADDINGTON W2



- THREE BED TWO BATHROOM
- 24 HOUR CONCIERGE
- SECURE UNDERGROUND PARKING
- 14TH FLOOR WITH LIFT
- LARGE BALCONY AREA
- AVAILBLE IMMEDIATELY

£7,150 pcm

SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

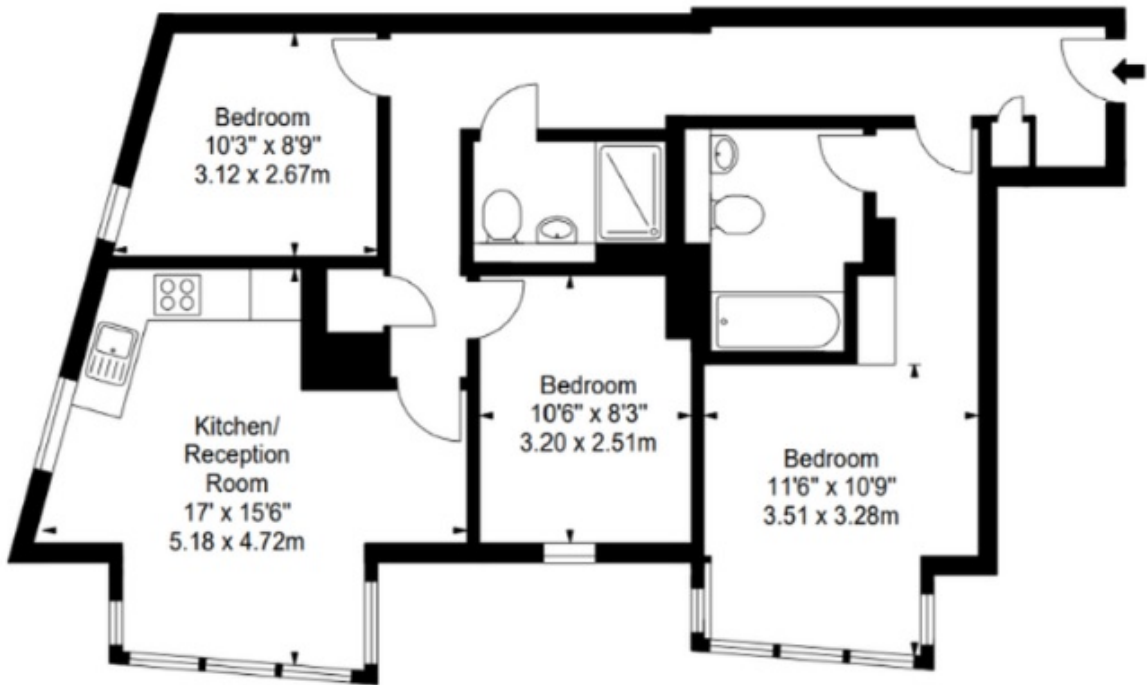
Email: info@kubie-gold.co.uk Website: www.kubie-gold.co.uk

Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd
Company Registration No. 7271501 registered in England and Wales



Merchant Square East, W2

A beautifully presented three bedroom, two bathroom luxury apartment extending to 912sqft with a large and light living space, set within the heart of the Paddington Basin and close to the popular West End Quay. This central London location allows residents to enjoy the shops, and activities of Paddington, Marylebone and the West End. The apartment is situated on the fourteenth floor of this prestigious development which features 24 hour concierge, key-entry phone, lift service, and secure underground parking and offers superb views across London. The spacious and bright apartment comprises a beautiful reception room with balcony and a new and modern fitted open plan kitchen, three bedrooms, two bathrooms and good storage. The property offers easy access to superb transport links such as Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District Lines and Heathrow) Edgware Road (Circle, District and Bakerloo Lines).



Local Authority:

Westminster

Tax Band:

Band G

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

