

## 4B MERCHANT SQUARE EAST, London, W2

£1,630 pw



### Full Description

A stunning interior designed apartment, set within the heart of the Paddington Basin and close to the popular West End Quay.

The apartment is situated on the fourteenth floor of this prestigious building which features 24 hour concierge, lift service, and secure underground parking. The stunning apartment comprises spacious living and entertaining space with a beautiful reception room with views overlooking the canal, a superb modern fitted open plan kitchen, three bedrooms, a family bathroom and en-suite, guest cloakroom, and ample storage space. The apartment 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).

### Additional Information

Council Tax band: G

### Features

- 3 BEDROOMS
- 2 BATHROOM
- RECEPTION ROOM
- KITCHEN
- CLOAKROOM
- LIFT
- CONCIERGE
- PARKING
- WESTMINSTER COUNCIL TAX BAND G - £1622 PER ANNUM BASED ON 2 PEOPLE OR MORE

### Contact Us

#### Plaza Estates

29 Edgware Road, London  
W2 2JE  
T: 020 7724 3100  
E: [ma@plazaestates.co.uk](mailto:ma@plazaestates.co.uk)



LEVEL 14 APARTMENT 1408  
4 MERCHANT SQUARE EAST  
CITY OF WESTMINSTER  
LONDON  
W2 1AP

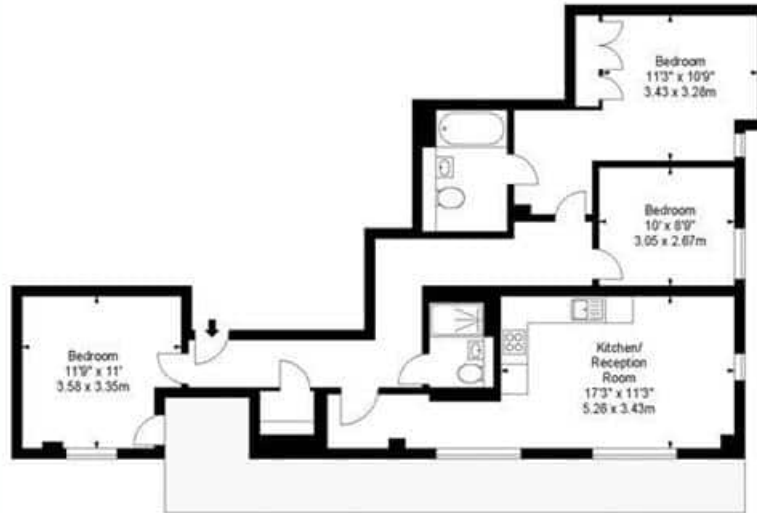
Energy rating  
**B**

Valid until  
30 October 2030

Certificate number  
6430-5123-5000-0340-1226

| Property type    |               | Mid-floor flat   |           |
|------------------|---------------|------------------|-----------|
| Total floor area |               | 84 square metres |           |
| Score            | Energy rating | Current          | Potential |
| 92+              | A             | 85   B           | 85   B    |
| 81-91            | B             |                  |           |
| 69-80            | C             |                  |           |
| 55-68            | D             |                  |           |
| 39-54            | E             |                  |           |
| 21-38            | F             |                  |           |
| 1-20             | G             |                  |           |





APARTMENT 1408  
MERCHANTSQUARE EAST  
W2

Fourteenth Floor

Approx Gross Internal Area\*  
930 Sq Ft - 86.40 Sq M

**BKR**

Surrey and Sussex  
Surrey Hill House, 2.7 Surrey Hill Road  
London, SE16 2UG

Tel: 0204 257 2022  
Fax: 0204 257 2024  
info@surreysouthsurrey.co.uk  
www.surreysouthsurrey.co.uk  
© 2015 2016

\* As Defined by RICS - Code of Measuring Practice

Illustration For Identification Purposes Only. Not to Scale  
All Calculations include Any/Gl Areas Under 1.5m Head Height.