4B MERCHANT SQUARE EAST, London, W2

£970 pw



Full Description

Interior designed 2 bedroom, 2 bathroom apartment, set within the heart of the Paddington Basin and close to the popular West End Quay.

The apartment is located on the fourth floor in Merchant Square and comprises of a spacious kitchen/reception room, two double bedrooms, ensuite bathroom and separate shower room. Merchant Square is ideally located for easy access to Paddington Station, where you will find the Heathrow Express, overground rail links and underground tube links (Bakerloo, Circle, District and Hammersmith & City lines).
Hyde Park is a short walk away, as are the independent shops and restaurants in Connaught Village and Little Venice.
Available May 25th 2016.

Features

- 2 Bedrooms
- 2 Bathroom
- Kitchen
- Reception Room
- Porter
- Lift
- Underground Parking

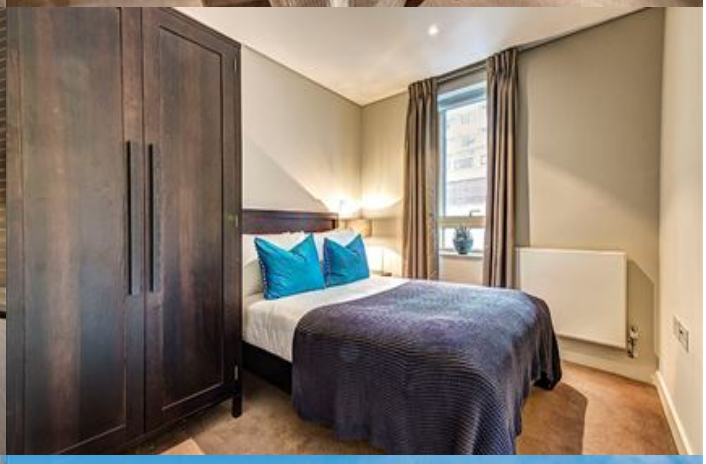
Contact Us

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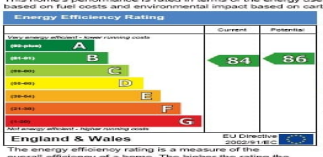
Energy Performance Certificate

SAP

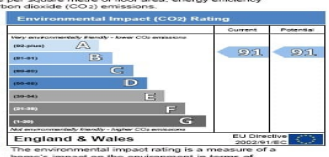
410,
4b Merchant Square
East Harbet Road
W2 1AN

Dwelling type: Mid-floor flat
Date of assessment: 19 October 2010
Date of certificate: 21 October 2010
Reference number: 9280-8630-8379-3061-1992
Type of assessment: SAP, new dwelling
Total floor area: 67 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of Carbon Dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO2) emissions and fuel costs of this home

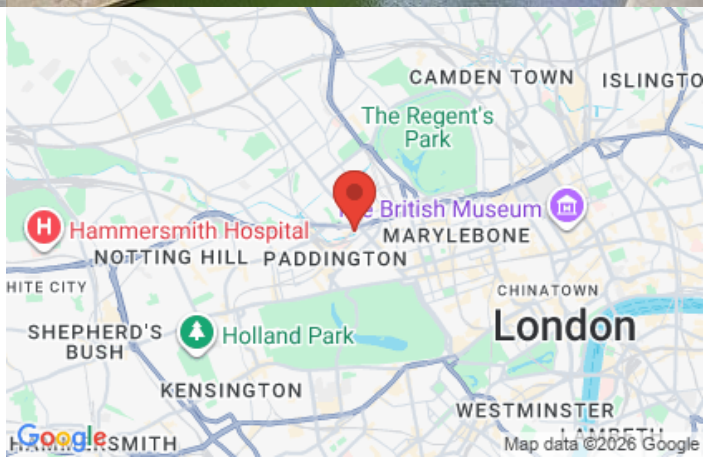
	Current	Potential
Energy use	91 kWh/m² per year	85 kWh/m² per year
Carbon dioxide emissions	0.8 tonnes per year	0.7 tonnes per year
Lighting	£60 per year	£41 per year
Heating	£210 per year	£211 per year
Hot water	£82 per year	£82 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

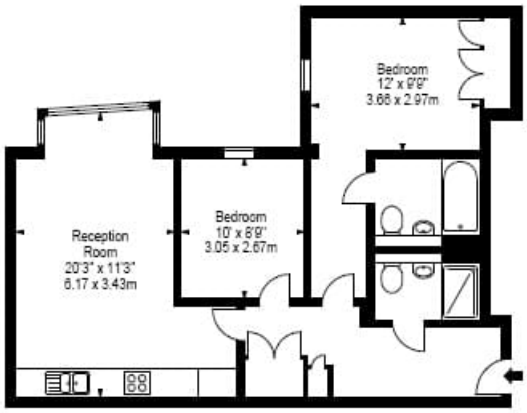
To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk



FLAT 410
4B MERCHANT SQUARE EAST
LONDON W2



Fourth Floor

Approx Gross Internal Area* 728 Sq Ft - 67.63 Sq M