



**3 Merchant Square, London, W2 1AZ**

**£4,900 Per Month**



Beautifully presented 2 bedroom apartment located in the sought after development. Discover waterfront living at its finest in the heart of London with No. 3 Merchant Square, a striking 21-storey residential tower nestled within the vibrant Paddington Basin.

Your first impression of this stunning property are the floor to ceiling windows in both the open plan living space and bedrooms allowing maximum light to flood the apartment.

Engineered wood flooring and immaculate detail throughout, boasting comfort cooling system and the open plan fitted kitchen with integrated Miele appliances. With fabulous water views, from the living area and the dual aspect bedroom. Balcony from en-suite bedroom.

Residents further benefit from 24-hour Concierge & Security, Cinema screening room, Residents Lounge & business centre, and Residents canal facing terrace.

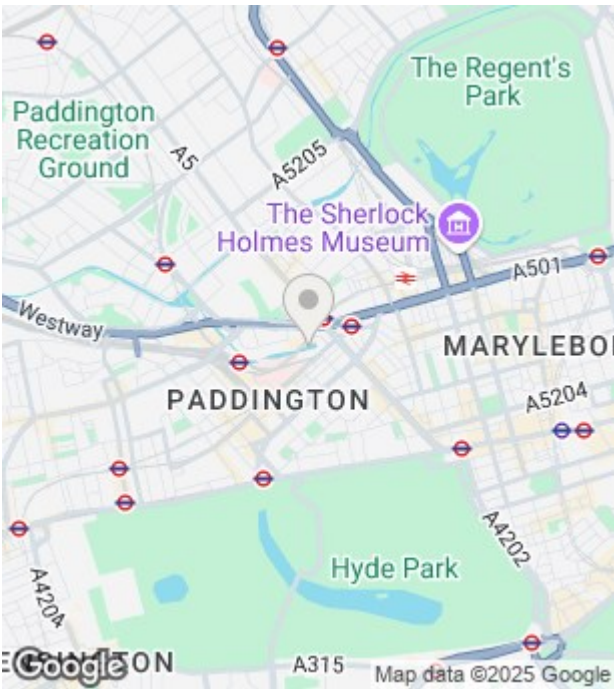
Experience the perfect fusion of urban convenience and serene waterside ambiance at Merchant Square. Spanning 11 acres, this coveted location offers a safe, inviting environment enriched with new public spaces, residences, workspaces, as well as a plethora of dining, entertainment, and shopping options just moments away from Paddington Station.


Embrace a dynamic community spirit with a year-round calendar of complimentary events curated by the Merchant Square team. From fitness classes to movie nights, live music, and sports screenings, there's always something exciting happening.


Benefit from excellent transport connections including Edgware Road, Paddington Station. Enjoy convenient access to essential amenities such as St Mary's Hospital and a selection of schools within close proximity.



- Direct Water Views
- 24-Hour Concierge
- Cinema Screening Room
- Spa Room
- Close to Paddington and Edgware Road Stations
- Balcony
- Resident Lounge
- Study & Business Areas
- Resident Picnic Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

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