



4B, Merchant Square East,  
, W2

£1,710 Per Week,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF











## Description

Stunning three bedrooms interior designed apartment located on the 9th floor within this prestigious development set within the heart of Paddington Basin. This unique apartment comprises a spacious living and entertaining open plan kitchen and reception area with the Canal views, three double bedrooms (the master bedroom with an en-suite bathroom), a guest cloakroom, guest bathroom and ample storage space. The apartment is located in one of W2s most admired address which features a concierge service, lift service, and secure underground parking. 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).

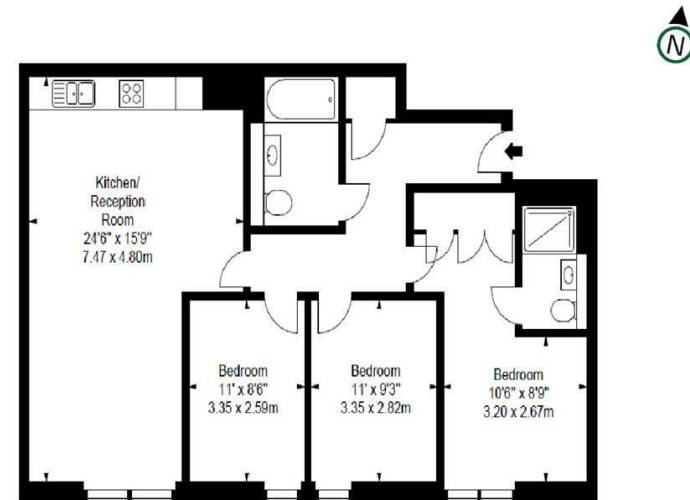
3 Bedrooms : 2 Bathrooms : Guest W.C. : Westminster Council Tax Band G : EPC Rating B

## Key Features

- CANAL VIEWS
- SECURE UNDERGROUND PARKING
- CONCIERGE SERVICE
- 24 HOUR EMERGENCY HELPLINE

## Terms

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.



**FLAT 909**  
**4B MERCHANT SQUARE EAST**  
**LONDON W2**

**Ninth Floor**

**Approx Gross Internal Area\***  
**944 Sq Ft - 87.70 Sq M**

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.