

1209, MERCHANT SQUARE, PADDINGTON BASIN W2 1AP



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A three bedroom interior designed apartment of 1145 sq ft located on the 12th floor of a modern waterside block with concierge service, lifts, and underground parking, This contemporary home offers open plan living spaces and kitchen, and has lovely views over the Grand Union Canal.

Merchant Square forms part of the Paddington Basin development with shops and restaurants at its doorstep. The nearest transport links are Edgware Road Tube Station (Circle, District and Bakerloo lines) - 0.2 miles and Paddington mainline and tube stations (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) - 0.4 miles.

- 3 BEDROOMS • 2 BATHROOMS • RECEPTION ROOM • KITCHEN • LIFT • CONCIERGE/PORTER • UNDERGROUND PARKING SPACE • CANAL VIEWS

EPC Rating: B Council Tax Band: G

**£1,795 PER WEEK**  
**FURNISHED/UNFURNISHED**

**TENANTS FEES:** As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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RESIDENTIAL

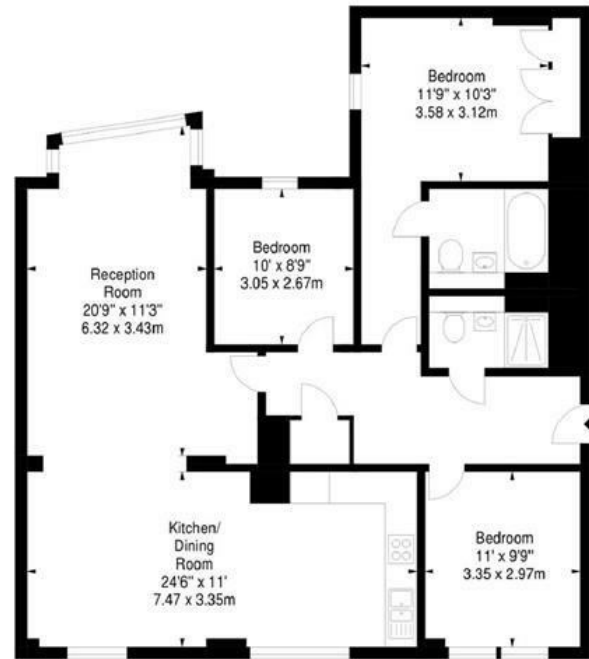
**020 7722 3322**

[arlingtonresidential.com](http://arlingtonresidential.com)









**APARTMENT 1209  
MERCHANT SQUARE EAST  
W2**

**Twelfth Floor**

**Approx Gross Internal Area\***  
**1175 Sq Ft - 109.16 Sq M**

Surveyed and Drawn By:

**BKR**

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\* As Defined by RICS - Code of Measuring Practice

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