

## MERCHANT SQUARE, LONDON W2 1AP



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This stunning four bedroom penthouse with a large private terrace, is set on the fifteenth floor of a modern waterside block with concierge service, lifts, and underground parking, It offers spectacular views across London. and offers spacious open plan living and entertaining spaces of approximately 1580 sq ft. Benefits include dedicated property management, fast broadband and flexible rental terms.

Merchant Square forms part of the canal-side Paddington Basin development with the nearest transport links being Edgware Road Tube Station (Circle, District and Bakerloo lines) - 0.2 miles and Paddington main line and tube stations (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) - 0.4 miles.

• 4 BEDROOMS • 3 BATHROOMS • DOUBLE RECEPTION ROOM • OPEN PLAN KITCHEN • PRIVATE ROOF TERRACE • LIFT • DEDICATED PROPERTY MANAGER • CONCIERGE / PORTER • UNDERGROUND PARKING SPACE

EPC Rating: C Council Tax Band: G

**£2,600 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.

**ARLINGTON**

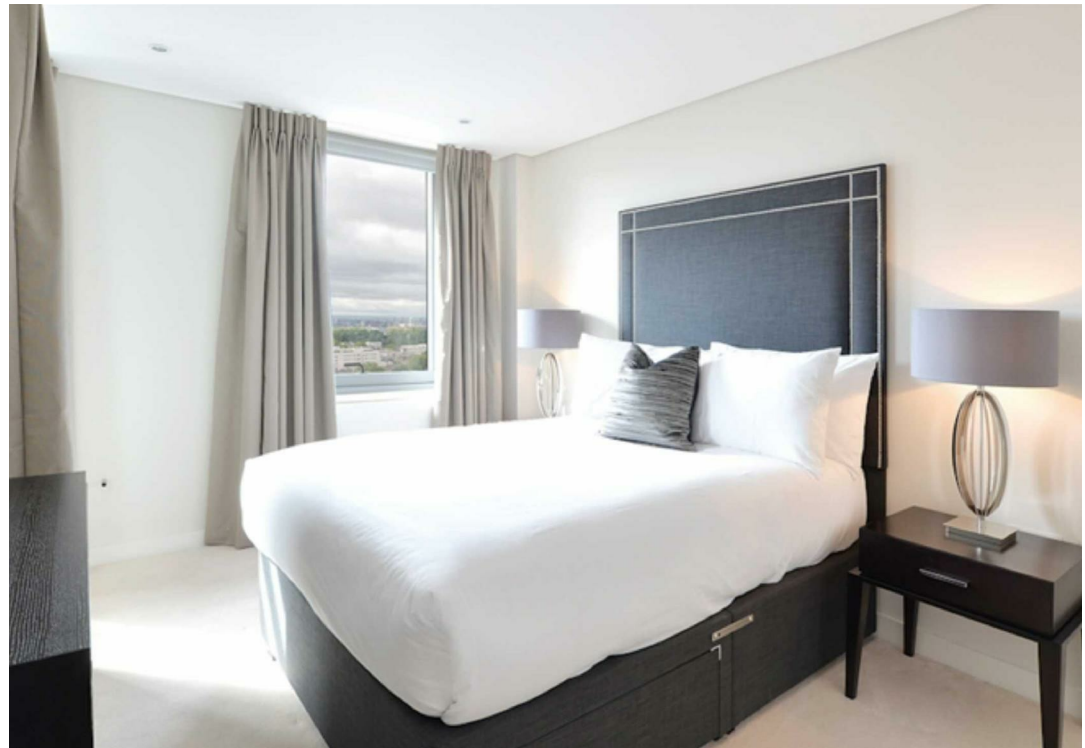
RESIDENTIAL

**020 7722 3322**

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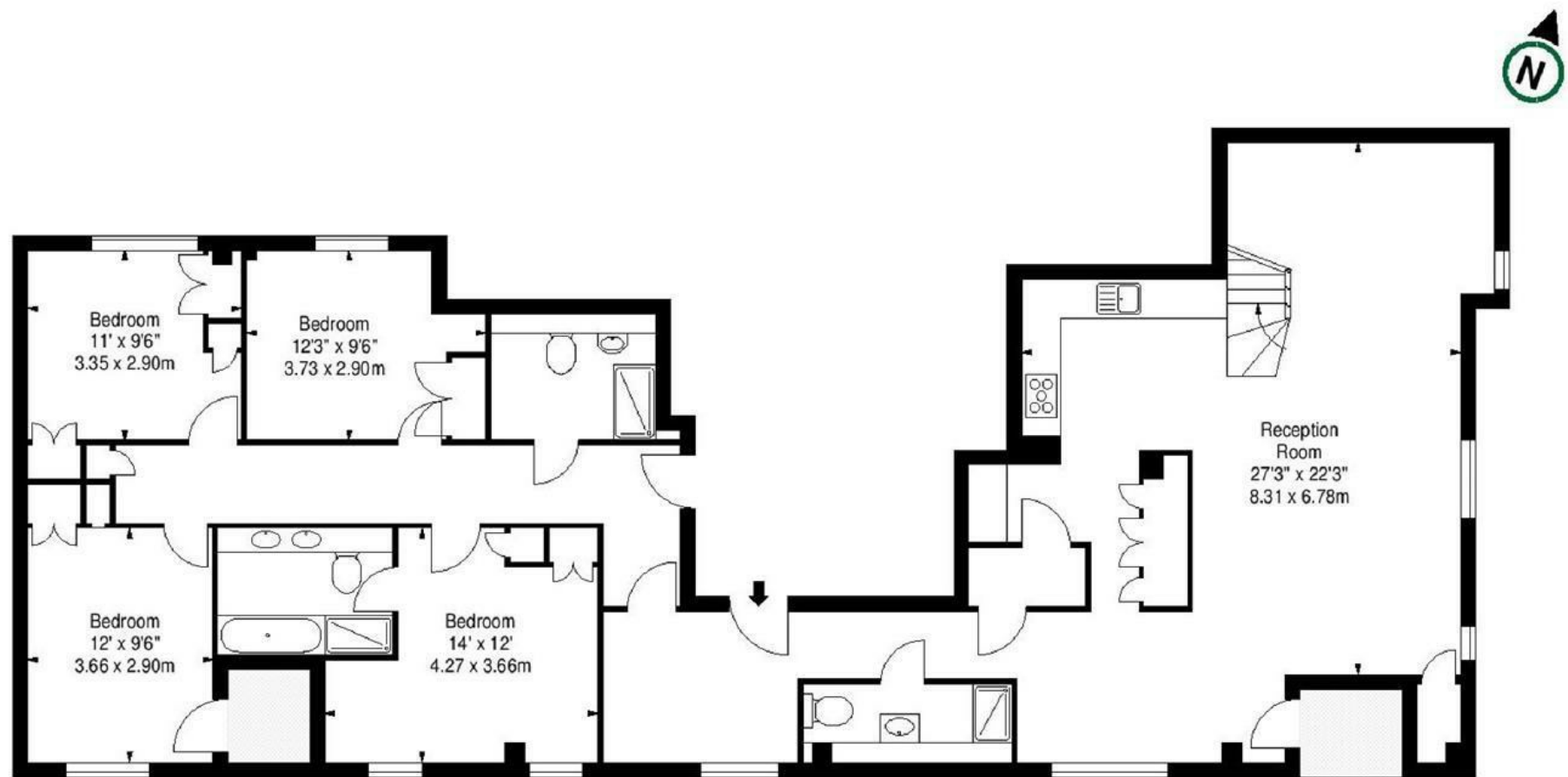












**MERCHANT SQUARE EAST  
W 2**

**Fifteenth Floor**

\* As Defined by RICS - Code of Measuring Practice

**Approx Gross Internal Area\***

**1579 Sq Ft - 146.69 Sq M**

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

Surveyed and Drawn By:

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