

## MERCHANT SQUARE, LONDON W2 1AN



# MERCHANT SQUARE, LONDON W2 1AN

A three bedroom apartment 944 sq ft, on the 10th floor of a modern waterside block with concierge service, lifts and underground parking, This pet friendly, contemporary home offers open plan reception room and kitchen, and has views over the Grand Union Canal.

Merchant Square forms part of the canalside 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 • OPEN PLAN  
KITCHEN • LIFT • CONCIERGE/PORTER • UNDERGROUND PARKING SPACE • DEDICATED PROPERTY  
MANAGER • PET FRIENDLY

EPC Rating: B Council Tax Band: G

**£1,650 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**

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









**FLAT 1009**  
**4B MERCHANT SQUARE EAST**  
**LONDON W2**

Tenth Floor

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

Surveyed and Drawn By:

**B K R**

Sunnyhill House, 5-7 Sunnyhill Road  
 London, SW16 2UG

Tel: 0845 257 2023  
 Fax: 0845 257 2024  
[info@bkrfloorplans.co.uk](mailto:info@bkrfloorplans.co.uk)  
[www.bkrfloorplans.co.uk](http://www.bkrfloorplans.co.uk)  
 © BKR 2015

\* 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.