



**INTERLET**

MERCHANT SQUARE, PADDINGTON, LONDON, W2  
£1,695 PW



A stunning 3-bedroom, 2-bathroom apartment in Paddington, London W2, with concierge service and private car park space. The property includes a spacious reception area, providing ample space for relaxation and entertainment. Each of the double bedrooms is designed for comfort and privacy, complemented by large windows that offer fantastic canal views. The apartment is equipped with a range of modern amenities, including a TV and a secure video door entry system, ensuring both convenience and security. Residents have access to an elevator within the building, making it easily accessible for all. The property also features secure car parking, providing peace of mind for those with vehicles. Concierge services are available, offering assistance with various needs, while a dedicated building manager ensures the smooth operation of the property. Safety is a priority, with CCTV surveillance and a 24-hour emergency helpline and service available to residents. The kitchen is modern and well-equipped, featuring high-quality appliances that cater to everyday cooking needs. The open-plan design of the living and dining areas enhances the sense of space and light within the home. The bathrooms are stylishly designed, with contemporary fittings and fixtures. Paddington is known for its excellent transport links, with easy access to the rest of London. The area offers a varie[...]

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**FLAT 709**  
**4B MERCHANT SQUARE EAST**  
**LONDON W2**

Seventh Floor

Approx Gross Internal Area\*  
 960 Sq Ft - 89.18 Sq M

Surveyed and Drawn By:  
**B K R**  
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 London, SE16 3JG  
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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.

## Important Notice

Interlet and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere. The particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements, and distances are approximate. The text, images, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other contents. Interlet has not tested any services, equipment, or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own inquiries regarding any noise in the area before you make an offer.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC
Address: Merchant Square, Paddington, London, W2		

3 2 1 960 SQFT

**i**NTERLET  
SALES & LETTINGS

Welcome home.