



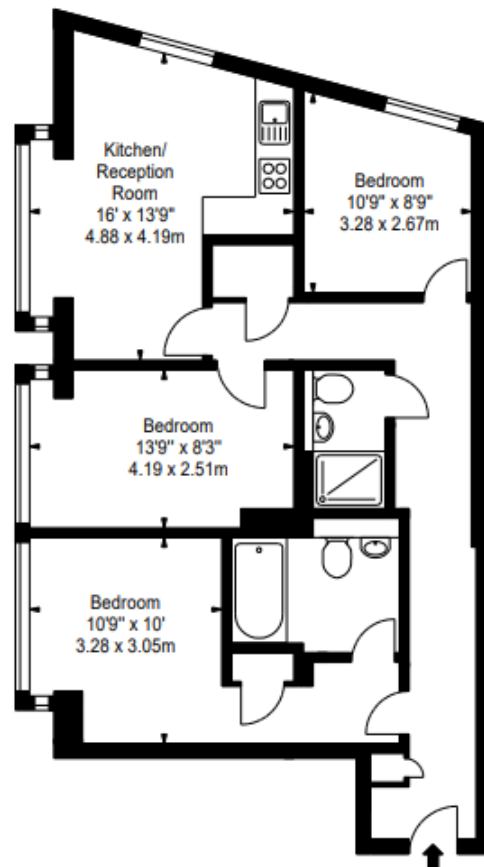
INTERLET

MERCHANT SQUARE, PADDINGTON, LONDON, W2
£1,100 PW



Luxury Three-Bedroom Apartment in Prestigious Paddington Basin, London W2A beautifully presented three-bedroom, two-bathroom apartment set on the first floor of a landmark waterside development in the heart of Paddington Basin, London W2. Spanning 803 sq ft, this interior designed residence combines modern elegance with spacious living. The apartment comprises a bright reception room with ample space for entertaining, a sleek open-plan kitchen fitted with integrated appliances, three double bedrooms, and two contemporary bathrooms. Further benefits include comfort cooling, digital TV, video entry, and generous storage throughout. Residents enjoy access to a host of premium amenities including 24-hour concierge, CCTV security, lift service, secure underground parking, and superfast broadband. Tenants also benefit from a dedicated on-site building manager, 24-hour emergency helpline, and exclusive local discounts at nearby restaurants and gyms. Perfectly positioned adjacent to the Grand Union Canal, Merchant Square offers a vibrant lifestyle with an excellent selection of shops, cafés, restaurants, and pubs just moments away. Hyde Park and the West End are within easy reach, while outstanding transport links include Paddington Station (Elizabeth Line, Heathrow Express, Bakerloo, Hammersmith & City, Circle, and District lines) and Edgware Road Station (Ci[...]

lettings@interlet.com
+44(0)20 7795 6525
www.interlet.com



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC
Address: 4B Merchant Square, W2 1AN		

interlet

SALES & LETTINGS

Welcome home.