



**INTERLET**

MERCHANT SQUARE, PADDINGTON, LONDON, W2  
£1,630 PW



Located in Paddington, this 3-bedroom, 2-bathroom flat offers a comfortable and modern living space. The property features an open-plan lounge and kitchen-diner, providing a spacious area for dining and relaxation. The kitchen is equipped with modern appliances, ensuring a convenient cooking experience. Each of the three double bedrooms is designed to offer ample space and comfort, making it ideal for a variety of living arrangements. The flat is equipped with a range of key features, including an elevator in the building, wireless internet, and a TV. Secure car parking is available, providing peace of mind for residents with vehicles. The property also includes video door entry and concierge services, enhancing security and convenience. Residents will enjoy stunning water views from the flat, adding a serene element to the urban living experience. The property is pet-friendly, allowing residents to bring their furry companions. Superfast broadband is available, catering to the needs of those who require reliable internet access for work or leisure. Additional amenities include CCTV, an on-site porter, and a 24-hour emergency helpline, ensuring a safe and well-maintained environment. The on-site building manager is available to assist with any property-related concerns, providing an added layer of support for residents. Paddington offers a variety of nearby amen[...]

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[www.interlet.com](http://www.interlet.com)

<b>FLAT 209</b> <b>4B MERCHANT SQUARE EAST</b> <b>LONDON W2</b> Second Floor	Approx Gross Internal Area* 943 Sq Ft - 87.60 Sq M	Surveyed/Drawn By: <b>BKR</b> Survey/RII No: 3,7 Surrey Hill Road London, SW19 2JG Tel: 020 201 2023 Fax: 020 201 2024 info@barroptions.co.uk merc24@barroptions.co.uk © 2019 2015
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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>83</b>	<b>83</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		

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SALES & LETTINGS

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