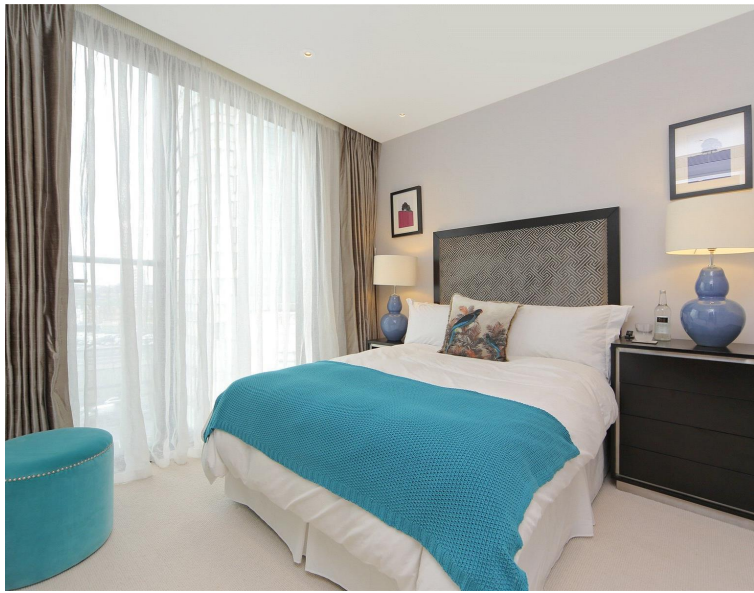


3 Merchant Square, London W2
Asking price £1,500,000 Leasehold







Description

A stunning eighth floor apartment (with lift) in this new development within Paddington Basin. The property consists of master bedroom with dressing area, study and en suite shower room, second double bedroom, one bathroom, reception room with dining area and a fully fitted, open plan kitchen. Further benefits include underfloor heating, air conditioning and 24 hour concierge. There is also parking and a storage cage available by separate negotiation. Adjacent to the Grand Union Canal, Merchant Square is a new development and it is conveniently located moments from the transport and shopping amenities of Paddington.

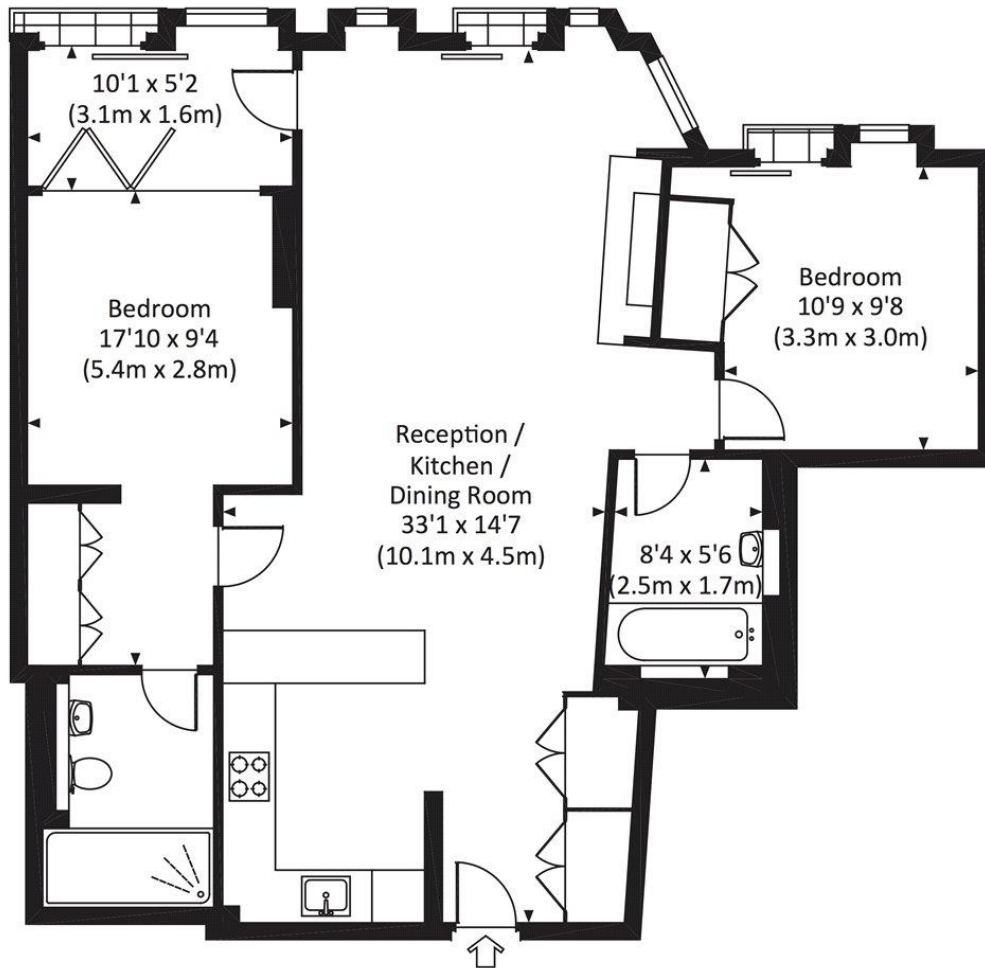
When purchasing this apartment it comes with one secure underground parking space and a storage unit.

- 2 Bedrooms
- 2 Bathrooms
- Private balcony
- 24 hour concierge
- Secure underground parking included in sale
- Approx 949 sq ft (88 sq m)
- Furnished
- EPC: B
- Council tax band F
- Ground rent approx £550 per annum

Floorplan

949 sq ft | 88 sq m

Approx. gross internal area
949 Sq Ft. / 88.2 Sq M.



EIGHTH FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2015 www.dowlingjones.com 020 7610 9933

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