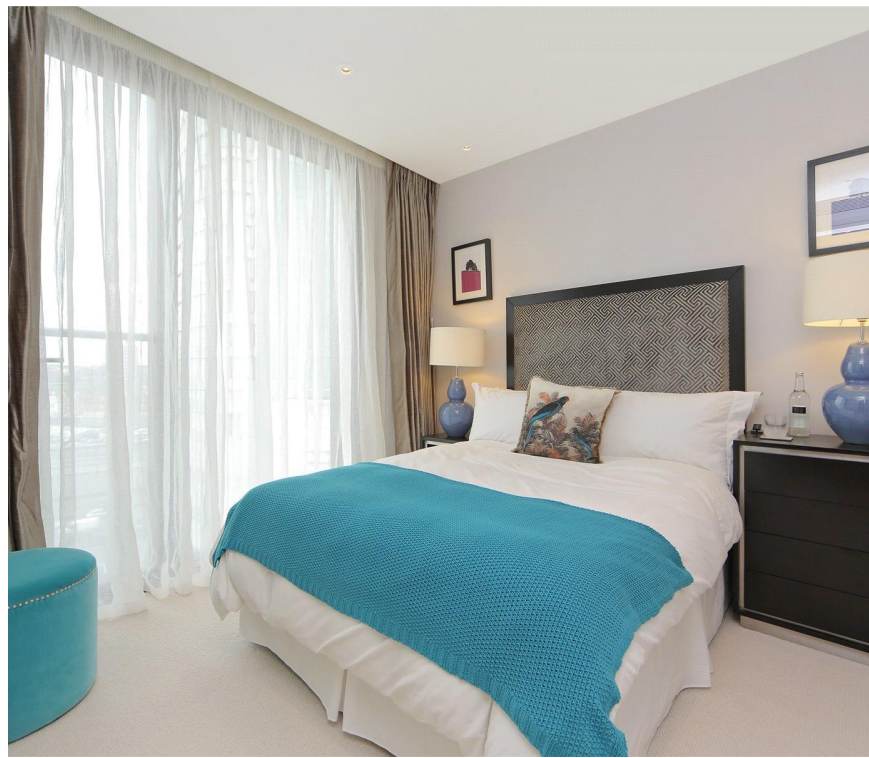




Merchant Square, London W2

Guide price £1,390,000 Leasehold





Description

Luxurious canal-side living in the heart of Paddington. An exquisite 2 bedroom, 8th-floor apartment, nestled within the prestigious Merchant Square development in Paddington Basin. This modern haven offers a seamless blend of sophistication and urban comfort, boasting prime location adjacent to the picturesque Grand Union Canal.

At the heart of this stunning home, you'll find a state-of-the-art open-plan kitchen, fully fitted with high-end appliances. This culinary space flows seamlessly into refined living areas, showcasing a reception room with a dining area from which you can step out onto an enclosed balcony, offering a versatile space that can be used for work or study along with serving as a private outdoor area to enjoy views of the surroundings. This room is also accessible from the main bedroom, which includes a walk-in wardrobe and en-suite bathroom while the second double bedroom features integrated storage and Juliet balcony. An elegant communal bathroom is completing the accommodation.

Further benefits include underfloor heating and air conditioning throughout, a secure underground parking space and also a storage unit. Residents of this prestigious development enjoy the convenience of a 24-hour concierge service and lift access. The property's location offers unparalleled access to Paddington's excellent transport links and diverse shopping destinations.

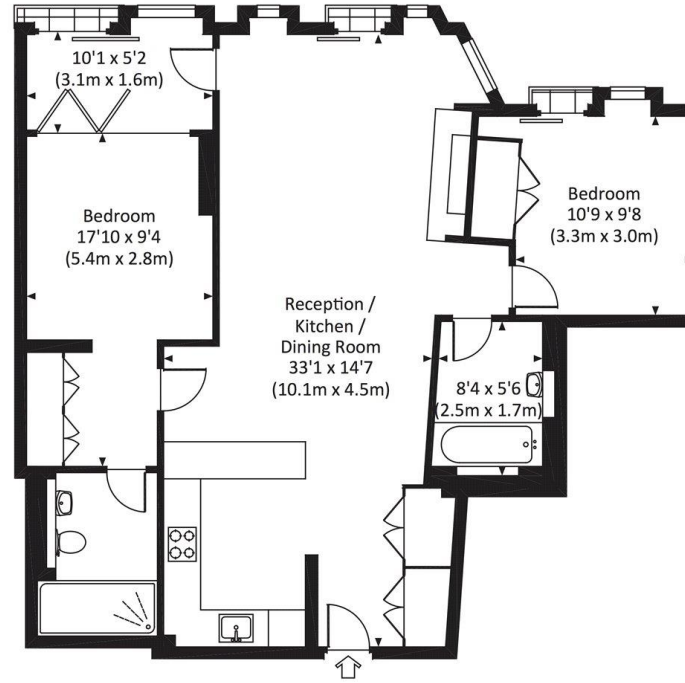
- Paddington Basin
- 2 Bedrooms
- 2 Bathrooms
- Private balcony
- 24 hour concierge
- Secure underground parking
- Approx 949 sq ft / 88 sq m
- EPC: B



Floorplan

949 sq ft | 88 sq m

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



dpf 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

Kensington
387 Kensington High Street,
London W14 8QA
+4420 7087 5696
lettingskensington@eu.jll.com

Urban living, your way.

jll.co.uk/residential

© 2019 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

