



Merchant Square | Paddington
London | W2

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W2 1BF

Asking price of £1,300,000 | Long Lease

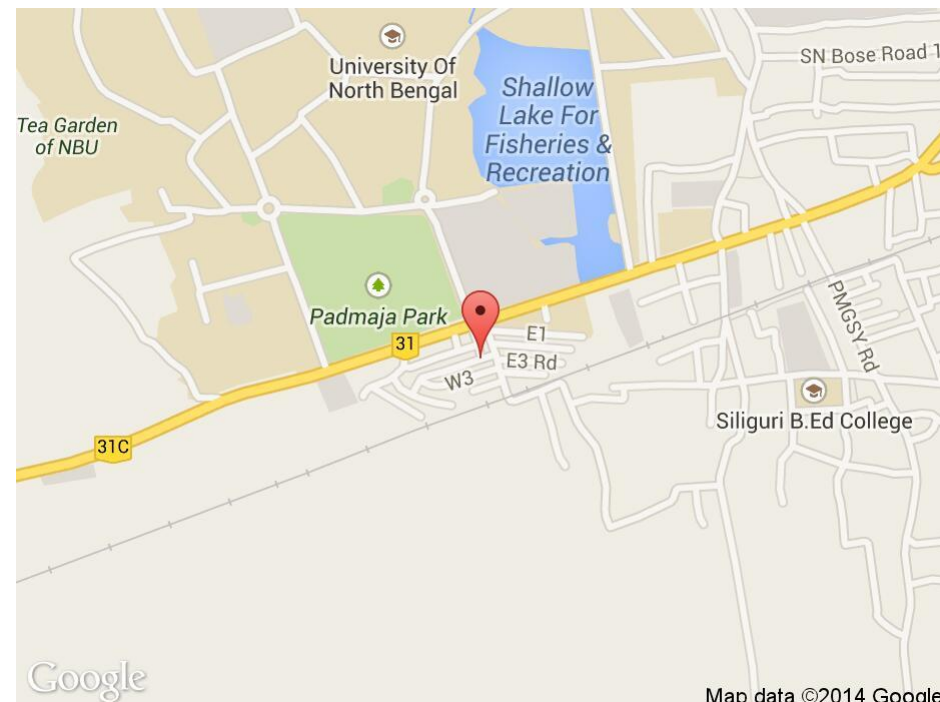
Stunning apartment situated in the Heart of London, in the New Waterside Development.

This superb property has been finished to a HIGH STANDARD throughout, with LUXURY INTERIOR DESIGN.

This Stunning TWO BEDROOMED Apartment comprises of a high specification bathrooms, bespoke custom fitted kitchen, with integrated Miele and Siemens appliances and bright and spacious reception room.

The property further benefits from a PRIVATE BALCONY, 24 hour Concierge, Underground parking and passenger lift to all levels.

This spectacular new development offers residents a vibrant mix of shops, restaurants, and is located a short walk from the bustle of the WEST END. It is also within close proximity to Paddington Station, Oxford Street, Marble Arch and Hyde Park, offering access to numerous transport connections and Central London.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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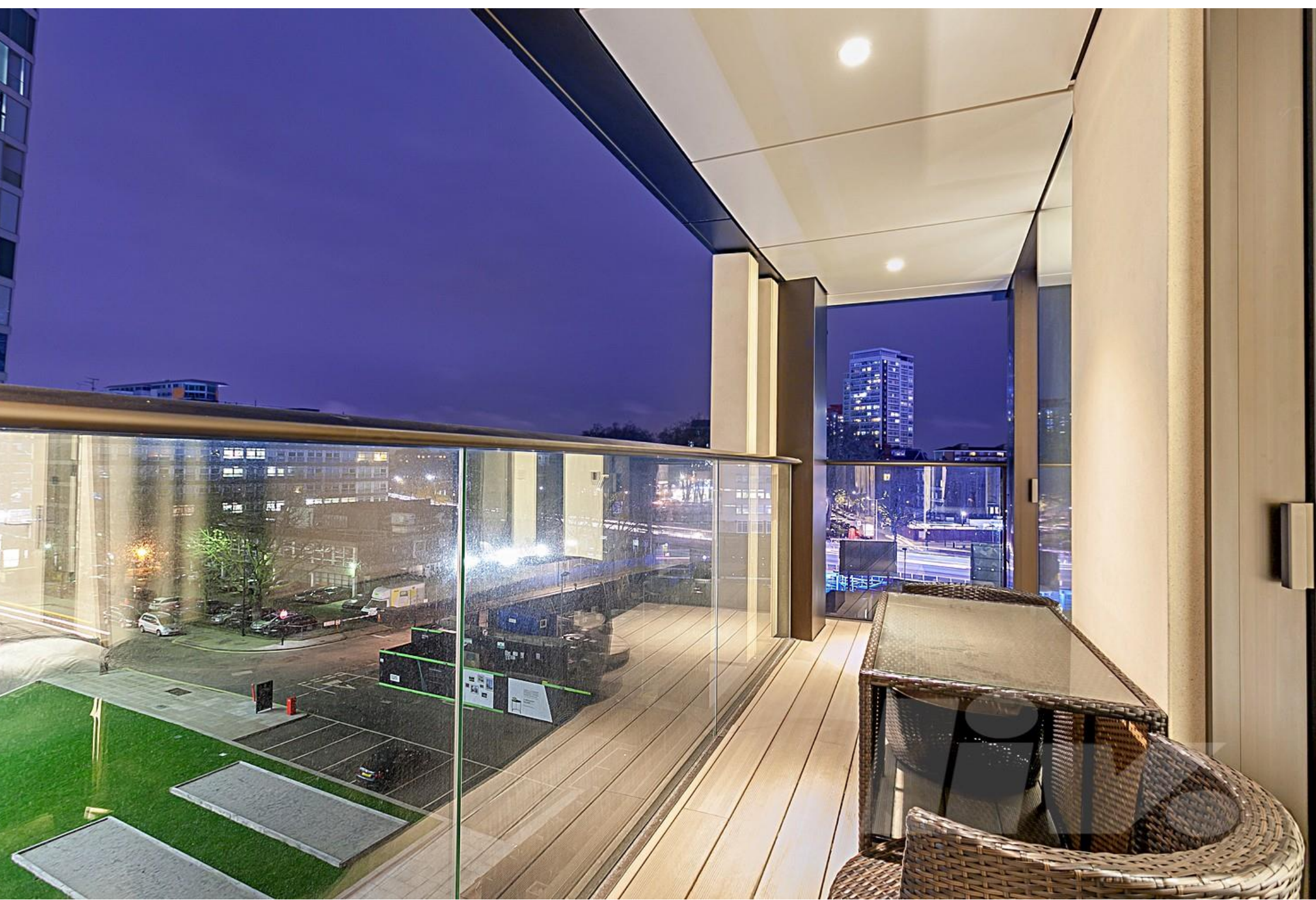












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