



Merchant Square | Paddington  
London | W2

*This immaculate & brand new TWO DOUBLE BEDROOM apartment is situated within the heart of the Paddington Basin known as Merchant Square East.*

*The apartment comprises of TWO DOUBLE BEDROOMS with inbuilt storage throughout, Master bedroom en-suite, as well as a stunning family bathroom.*

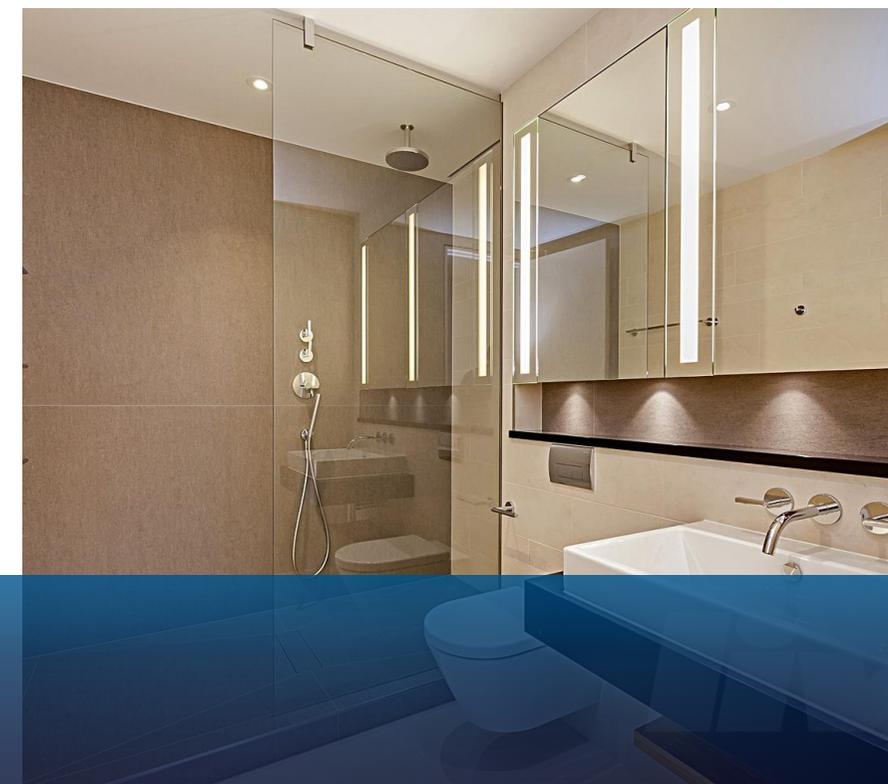
*The open plan reception area includes spacious entertaining space with oak wood flooring throughout.*

*The open-plan kitchen integrated with well-known appliances. The complex includes lift access, 24 hour on-site concierge and underground parking space.*

*Ideally situated close to plenty of bars shops and restaurants and within minutes' walk of Paddington Underground station (Hammersmith & City, Bakerloo and District & Circle lines) and Mainline (National Rail & Heathrow Express)*



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |   |                         |
|---|---------|--|---|---|-------------------------|
|   | Current | Potential                                      |   | Current   | Potential               |
| Very energy efficient - lower running costs |         |  |   | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92-100) <b>A</b>                           | ✗       | ✗  | (92-100) <b>A</b>   | ✗   | ✗                       |
| (81-91) <b>B</b>                            |         |  | (81-91) <b>B</b>  |   |                         |
| (69-80) <b>C</b>                            |         |  | (69-80) <b>C</b>  |   |                         |
| (55-68) <b>D</b>                            |         |  | (55-68) <b>D</b>  |   |                         |
| (39-54) <b>E</b>                            |         |  | (39-54) <b>E</b>  |   |                         |
| (21-38) <b>F</b>                            |         |  | (21-38) <b>F</b>  |   |                         |
| (1-20) <b>G</b>                             |         |  | (1-20) <b>G</b>   |   |                         |
| Not energy efficient - higher running costs |         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales   |   | EU Directive 2002/91/EC |



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