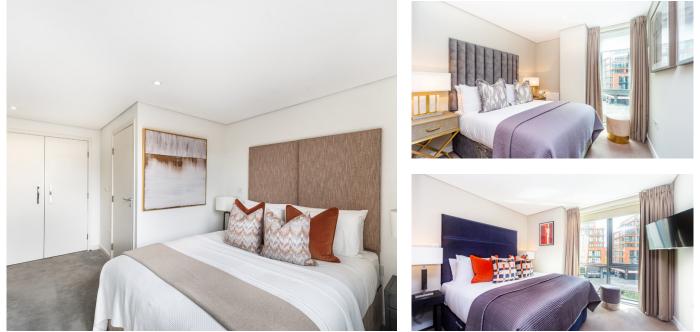


3 Bedroom 2 bath Apartment / Flat, Merchant Square, Edgware Road, Paddington, London W2

https://qinvestments.london







**Q INVESTMENTS INTERNATIONAL** 

# Fully Furnished 3 Bedroom Apartment in Merchant Square, Edgware Road, Paddington, London W2.

- Virtual walk through available
- AC/comfort cooling
- Lift
- Luxury furniture and fully fitted kitchen
- Porter and building manager on site
- 24/7 emergency line
- Underground Parking
- Modern building

T: +447985487333 E: office@qinvestments.london

W: https://qinvestments.london/

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

## Merchant Square, Edgware Road, Paddington, London W2

Fully Furnished 3 Bedroom Apartment in Merchant Square, Edgware Road, Paddington, London W2.

\* Ready to move in from 18/11/2022 \* Virtual walk through available For more information, please call or whatsapp +447985487333 Ref. RLMS209

Size: 944 square feet

Apartment comprises a beautiful reception room with superb views, a modern fully fitted open plan kitchen, three bedrooms, two bathrooms and ample storage space. The apartment is situated on the third floor of this prestigious building which features a concierge service, lift service and secure underground parking.

Property is located in the prestigious waterside building and benefits from private underground parking spaces, concierge service and round the clock security.

### CLASSIC LONDON LIVING REINVENTED IN FASHIONABLE CITY CENTRE

Apartment is located in one of London's most prestigious postcodes between Paddington and Marylebone. This is a unique location, placed between Hyde Park and Regents Park. There are many transport links being located from nearby Edgware Road Station and even a short walk away from Paddington Station.

The property is a short walk away from the green spaces of Hyde Park as well as the shopping destinations of Oxford Street. You can find there famous department stores like Selfridges, Marks and Spencer, expensive boutiques at Bond Street with all world's high-end designers for fashion, jewellery and watches.

You can also take a cab and visit nearby Harrods, National Gallery, Tate Modern, or pay a visit to a Queen at Buckingham Palace.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) 🗛			
(81-91)	84	86	
(69-80)			
(55-68) D			
(39-54)			
(21-38)			
(1-20)	5		
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potenti	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	91	91	
(81-91)	31	31	
(69-80)			
(55-68) D			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

#### Q INVESTMENTS INTERNATIONAL

T: +447985487333 E: office@qinvestments.london

W: https://qinvestments.london/

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

## **CONTACT US**

Have a question for us? Please get in touch.

# **Q INVESTMENTS INTERNATIONAL LTD**



T: +44 (0) 7985 487333

E: office@qinvestments.london

# **INVESTMENTS, REAL ESTATE & LIFESTYLE**

**Stay connected** 

Please visit our social media pages. You can now find us on <u>Facebook</u>, <u>Twitter</u>, <u>Linkedin</u> and <u>Instagram</u> and many more!