



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

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**Experience luxury and exclusivity in this one-of-a-kind 3-bedroom apartment with a terrace, showcasing exceptional design and situated in the heart of 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**

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

Experience luxury and exclusivity in this one-of-a-kind 3-bedroom apartment with a terrace, showcasing exceptional design and situated in the heart of Merchant Square, Edgware Road, Paddington, London W2.

Nestled within the heart of the prestigious Paddington Basin and near the popular West End Quay, lies a stunning interior-designed apartment that boasts three bedrooms and two bathrooms. As you step into this 1018 sq.ft apartment, you will be greeted by the breathtaking views of London's skyline from its prime location on the thirteenth floor.

This prestigious building features an array of amenities, including concierge service, lift service, and secure underground parking, providing ultimate convenience and security for its residents. The apartment itself exudes a sense of luxury, with spacious living and entertaining space that comprises a beautiful reception room and a modern, fully fitted, open-plan kitchen.

The apartment is further complemented by three elegant bedrooms, two stylish bathrooms, and large storage space that provides ample room for all your belongings.

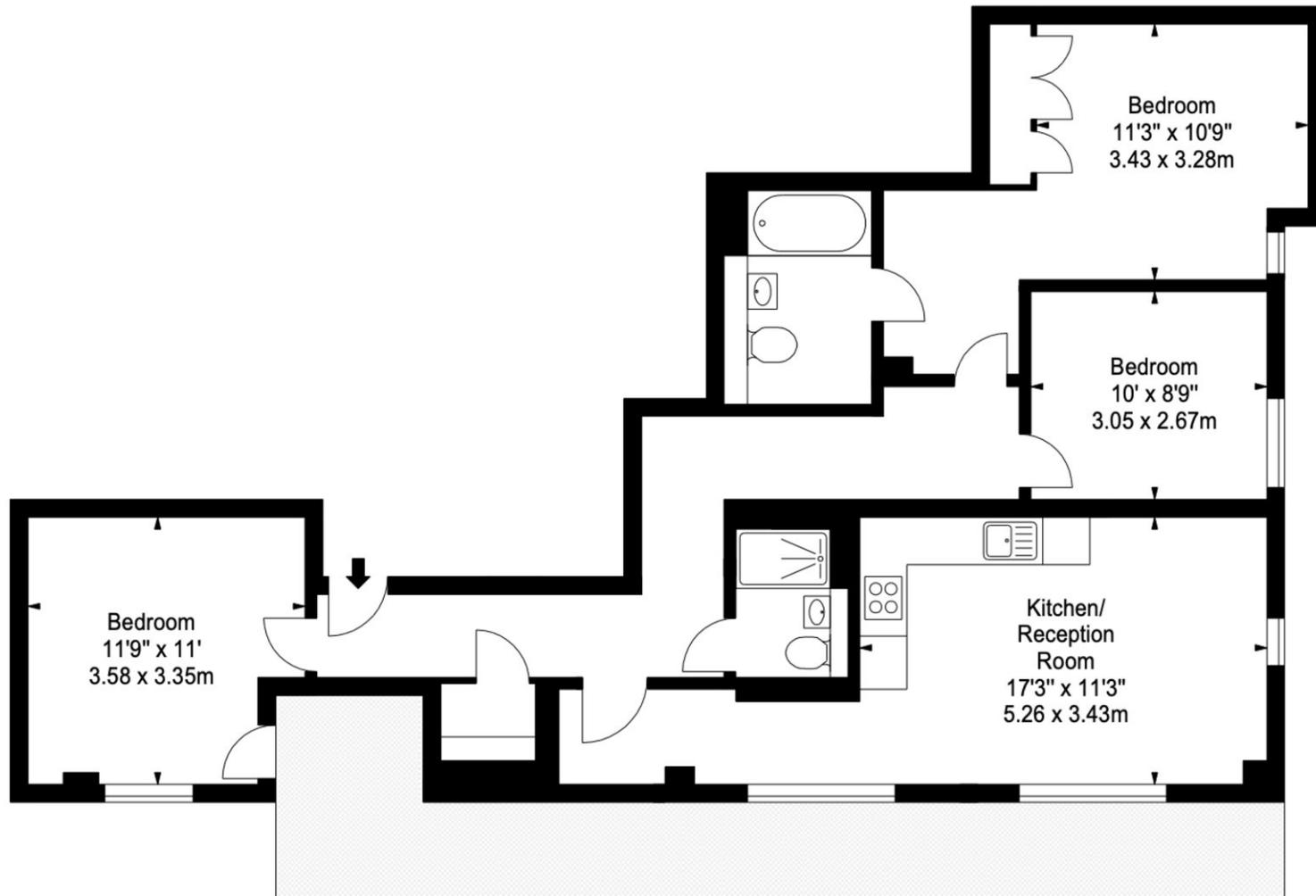
This property provides easy access to superb transport links, including Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) and Edgware Road (Circle, District and Bakerloo lines), making it ideal for those who seek seamless connectivity to the rest of the city.

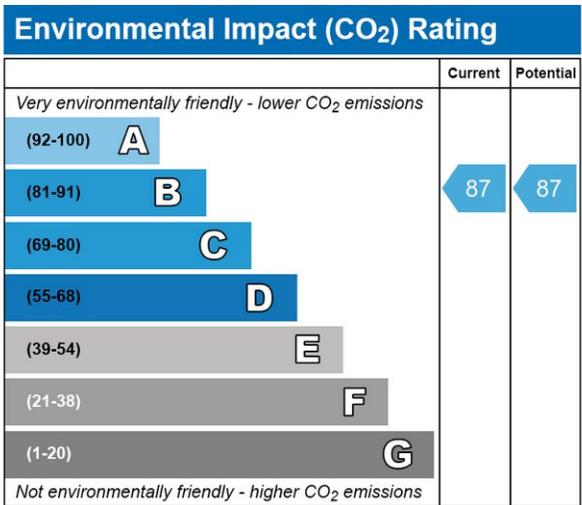
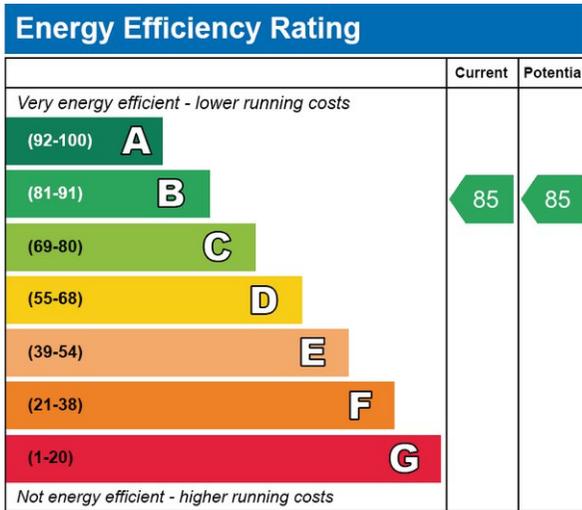
Tenants will benefit from a dedicated on-site or building manager who is on hand to assist with any property-related issues. The team of maintenance experts ensures that your property is always in top condition, and provides a 24-hour emergency helpline for your peace of mind.

To secure this stunning apartment, a holding deposit of 1 week's rent is required, while the security deposit is £6,716.66 for a calendar month. The monthly rent is £6,716.66, and the council tax band is E, with an EPC rating of B. Don't miss the opportunity to experience the ultimate in luxury living in the heart of London.

Internal Size: 912 square feet

\*Virtual walk through available





## **CONTACT US**

Have a question for us? Please get in touch.

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