



# Merchant Square, Paddington, W2

Asking Price: £1,475,000

Benham  
& Reeves

# Merchant Square, Paddington, W2

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Set within one of the most prestigious buildings in Paddington Basin, we are pleased to present this stunning 1,205 square feet, two bedroom, two bathroom apartment in the ever-popular Merchant Square, comprising an entrance area, utility cupboard and dining area providing pleasant views towards the residents' landscaped gardens and water features.

Floor to ceiling windows in both the open-plan reception room and bedroom allow maximum light to flood into the apartment. The property also boasts a bespoke open-plan fitted kitchen, integrated appliances and a breakfast bar. The main bedroom contains fitted wardrobes and an en-suite bathroom. There is also a good size second bedroom with a large family bathroom off the hallway.

There is not only a 24 hour concierge and residents lifts, but also communal facilities including the use of two lounges, treatment rooms, private cinema, business suite and first floor terrace.

Nearby transport links include Edgware Road (Circle, District and Bakerloo lines), Paddington Station (Bakerloo, Hammersmith & City, Circle, District lines, National Rail and Heathrow Express, with Cross-Rail/Elizabeth line due soon) and Lancaster Gate and Marble Arch (Central line).



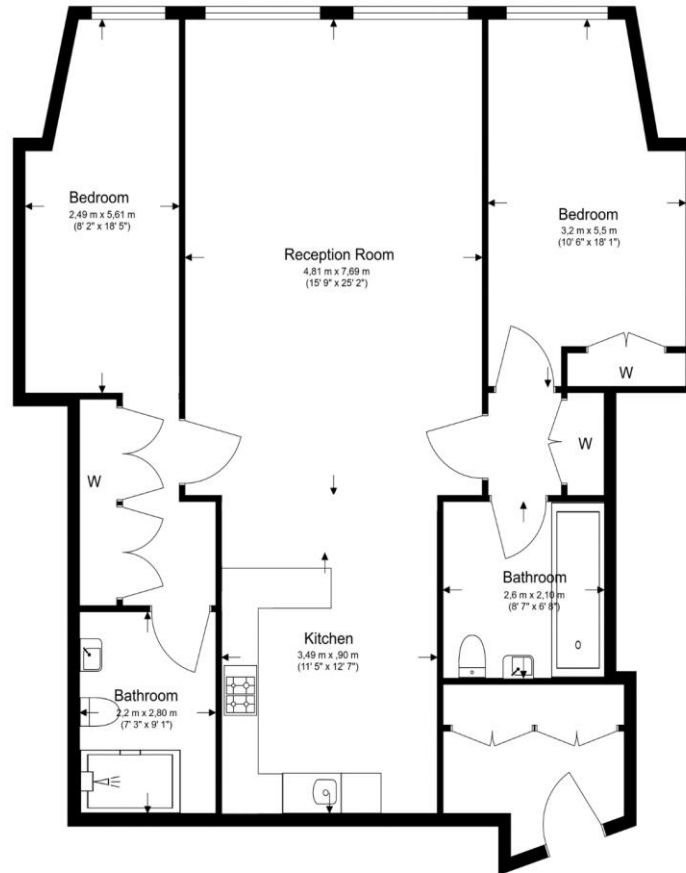


## Property Features:

- Two Bedrooms
- Two Bathrooms
- 1,205 Square Feet (Approx.)
- 3rd floor
- Abundance of Natural Light
- Comfort Cooling
- Concierge
- Array of Local Amenities
- Fantastic Communal Facilities
- Edgware Road / Paddington Station



## 3rd Floor Total Gross Internal Area 111.9 Sq/m - 1,205 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,475,000
Tenure:	Leasehold Expires 23/02/2994 Approximately 969 Years Remaining
Ground Rent:	£513.00 (per annum) for the year 2024
Service Charge:	£15,420.14 (per annum) for the year 2024 (Including approx. £980.64 parking service charge)
Anticipated Rent:	£4,365.00 pcm Approx. 3.6 % Yield

## Viewings:

All viewings are by appointment only through our Kensington Office.

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W: [www.benhams.com](http://www.benhams.com)

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