



Merchant Square East, Paddington, W2

Asking Price: £1,288,000



Merchant Square East, Paddington, W2

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

This stylish three bedroom, two bathroom apartment, located on the 12th floor, spanning 1,097 square feet of accommodation. Features include an open-plan reception room and kitchen area equipped with comfort cooling. The main bedroom has access to a large en-suite bathroom, while the two additional double bedrooms provide ample space for guests or family members. In addition to the family bathroom, the property includes a substantial storage room.

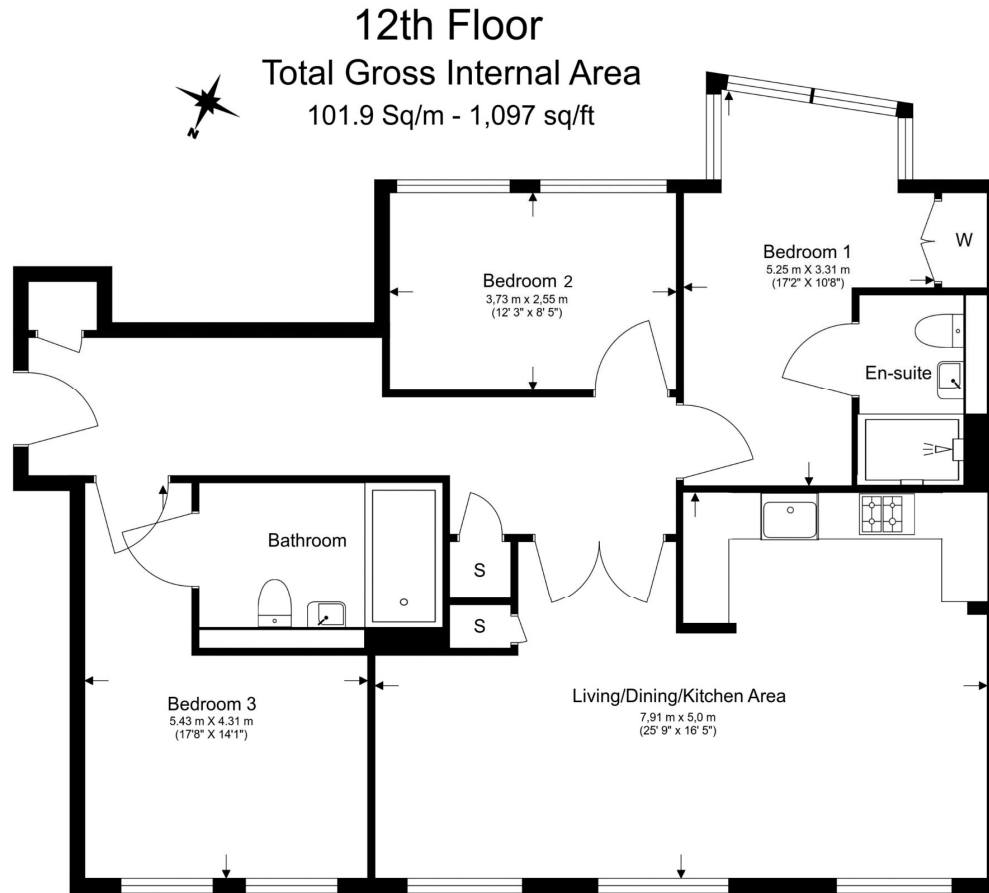
Residents can also enjoy the benefits of a 24 hour concierge service.

Paddington Basin provides easy access to prominent London attractions, including Hyde Park, Oxford Street, and a variety of local shops and restaurants. Moreover, the property offers excellent connectivity to the West End, Mayfair, and Knightsbridge, all accessible via a pleasant park stroll. 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:

- Three Bedrooms
- Two Bathrooms
- 1,097 Square Feet (Approx.)
- 12th floor
- Abundance of Natural Light
- Comfort Cooling
- Concierge
- Array of Local Amenities
- Fantastic Communal Facilities
- Edgware Road / Paddington Station





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

Terms & Conditions:

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

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Tenure: Leasehold
Expires 28/02/2994
Approximately 970 Years Remaining

Ground Rent: £1,100.00 (per annum)
for the year 2024

Service Charge: £7,749.76 (per annum)
for the year 2024

Anticipated Rent: £3,306.00 pcm
Approx. 3.1% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: NIN230155

T: 020 7938 3522

E: kensington.sales@benhams.com

W: www.benhams.com

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