



**MERCHANT SQUARE EAST, LONDON, W2**  
£670 per week\*

**Carter Jonas**

# MERCHANT SQUARE EAST, LONDON, W2

This one-bedroom apartment is situated on the seventh floor of this prestigious building which features a concierge, lift service, and secure underground parking.

The stunning apartment comprises spacious living and entertaining space with a beautiful reception room, a splendid modern fitted open plan kitchen, one bedroom, one bathroom, and ample storage space.

The apartment offers easy access to superb transport links such as Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) Edgware Road (Circle, District, and Bakerloo lines. Set within the heart of the Paddington Basin and close to the popular West End Quay.

Residential Land is the owner and managing agent of this property. Rent directly from us and pay no agency fees. All of our tenants benefit from a dedicated building manager who is on hand to assist with any property related issues. We also employ a dedicated team of maintenance experts and provide a 24-hour emergency helpline.

- Council Tax Band = E
- Deposit Required = £3,350.00
- Porter
- 1 bedroom
- 1 bathroom
- Parking
- Pet friendly
- Dedicated building manager
- EPC = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



<b>FLAT 710</b> <b>4B MERCHANT SQUARE EAST</b> <b>LONDON W2</b> <b>Seventh Floor</b>	Approx Gross Internal Area* <b>535 Sq Ft - 49.70 Sq M</b>	Surveyed and Drawn By <b>BKR</b> Sunninghill House, 3-7 Sunninghill Road London, SW16 2UG Tel: 0845 257 2023 Fax: 0845 257 2024 info@bkrfloorplans.co.uk www.bkrfloorplans.co.uk © BKR 2015
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\* As Defined by RICS - Code of Measuring Practice  
 Illustration For Identification Purposes Only. Not to Scale  
 All Calculations include Any/Air Areas Under 1.5m Head Height.

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L2 - Business



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### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.

\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.