

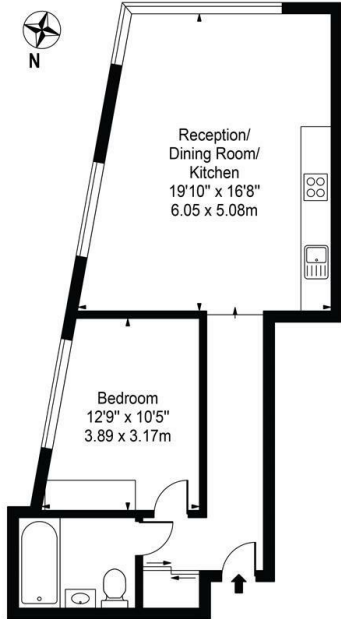


## 3 Merchant Square, Paddington, London W2

Reduced £677,500

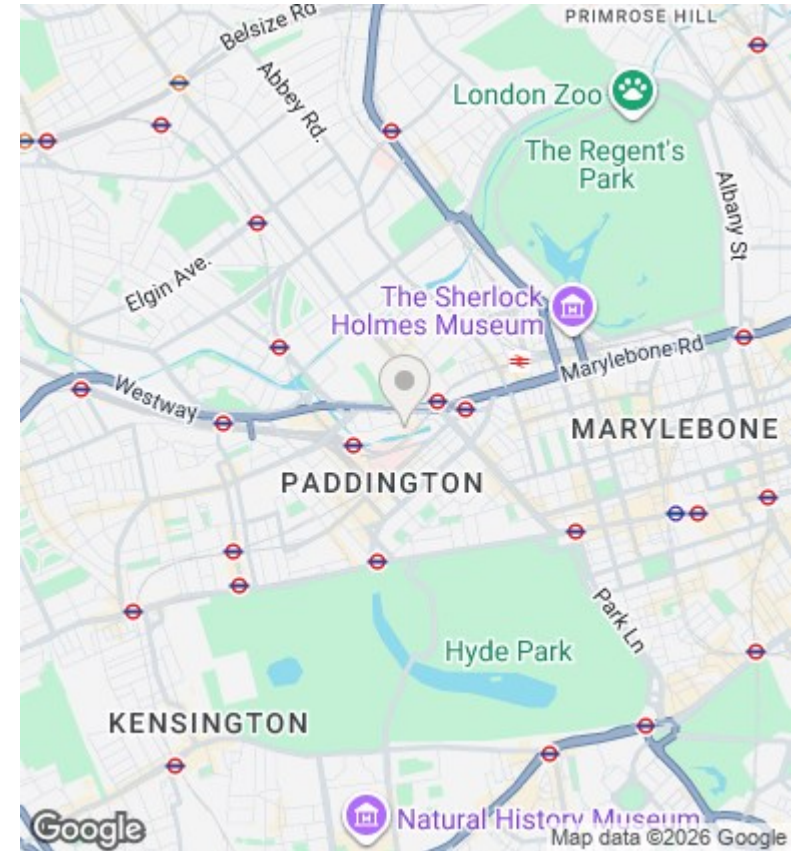
- 1 bedroom / 1 Bathroom
- Balcony
- Canal views
- Leasehold 971 years
- Open-plan kitchen with smart appliances
- Lift
- 10th Floor
- Residents Lounge, Terrace & Cinema
- 24 hrs Concierge
- Chain Free

**Merchant Square**  
 Approx. Gross Internal Area 578 Sq Ft - 53.70 Sq M



Tenth Floor  
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



**Directions**

**Viewings**

Viewings by arrangement only. Call 02070990800 to make an appointment.

**Council Tax Band**

E

**EPC Rating:**

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</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 &amp; Wales</b>		EU Directive 2002/91/EC	