

Merchant Square, Paddington W2



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A contemporary one bedroom apartment located on the tenth floor of this fabulous modern waterside development which offers fantastic living space and wonderful views across the Grand Union canal.

The accommodation comprises a dual aspect reception room with ample space for dining, fully integrated open plan kitchen including microwave and wine fridge, principal bedroom with built-in wardrobe and a fully tiled bathroom. The property further benefits from comfort cooling, and onsite concierge located in the impressive entrance foyer, communal terrace and residents screening room.



Guide price: £830,000

Tenure: Leasehold: approximately 969 years remaining

Service charge: £7,225.42 per annum, reviewed every year, next review due 2025

Ground rent: £398.75 per annum *

Local authority: City of Westminster

Council tax band: E



We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.

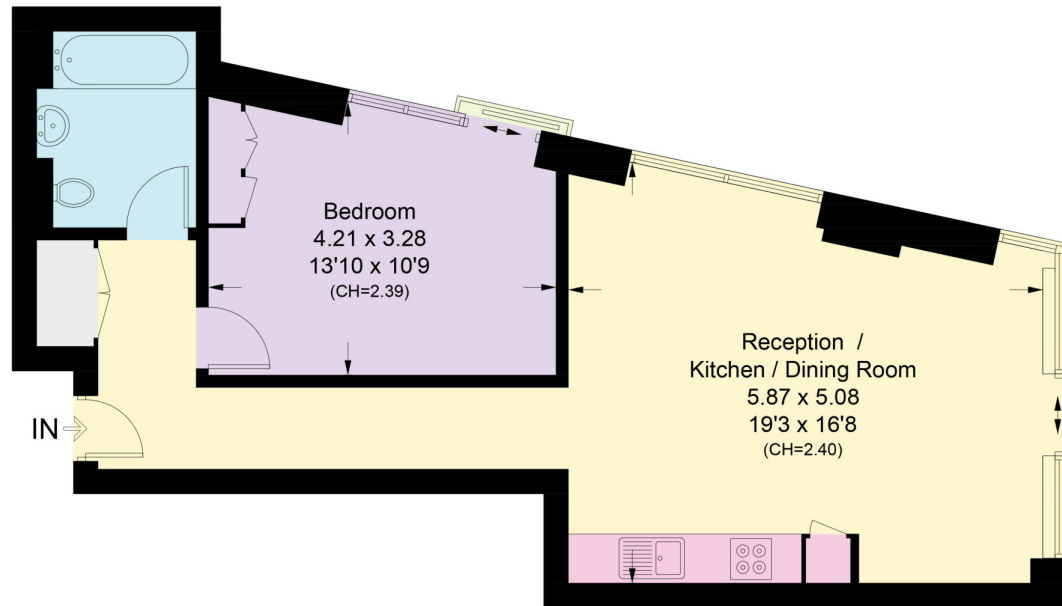
Please note that we have been unable to confirm the next review for the ground rent. You should ensure that you or your advisors make your own inquiries.

Merchant Square, W2

Approximate Area = 55.6 sq m / 598 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Tenth Floor

Approximate Area = 55.6 sq m / 594 sq ft

Knight Frank

Hyde Park

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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